

CERT 38-05
September 23, 2005
PUBLIC NOTICE
S. C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
COASTAL ZONE MANAGEMENT CONSISTENCY CERTIFICATION

In accordance with the S. C. Coastal Zone Management Act of 1977, as amended, Chapter V, S. C. Coastal Zone Management Program Document and the S. C. Administrative Procedures Act, the following projects have been received for determination of consistency with the S. C. Coastal Zone Management Program. Information on the Projects is available for public inspection at the:

*Office of Ocean and Coastal Resource Management
S. C. Department of Health and Environmental Control
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405*

Comments must be received within ten days of the date of this public notice by October 3 2005. The following projects are listed by project name or applicant, location, type of activity, type of permit, and permitting agency (see attached list of abbreviations and keys):

Beaufort County

Spanish Moss Subdivision, Phase II, SCDHEC# 22263, SW# 07-05-09-08, TMS# R200-006-000-0082-0000, located on Sam's Point Road at Hewlett Road, Lady's Island, OCRM (SW)
Amazing Creations Child Care, Inc., SCDHEC# 22282, SW# 07-05-09-09, TMS# R613-031-000-0659-0000, located at 4464 Bluffton Park Crescent Drive west (off Bluffton Parkway), Bluffton, OCRM (SW)
New Riverside Tract 5A, Phase 1, SCDHEC# 22323, SW# 07-05-09-10, TMS# R610-044-000-0002-0000, WW/WS, SCDHEC# 22323/53333, located on New Riverside Road, approximately 1 mile south of SC Highway 46, Bluffton, OCRM (SW) (WW/WS)
Johnson Tract (Best Buy Center), Phase 1, SCDHEC# 22342, SW# 07-05-09-11, TMS# R600-032-000-0005-0000, WW/WS, SCDHEC# 22342/53335, located on Highway 278 between Home Depot and Crescent Subdivision, Bluffton, OCRM (SW)
US Highway 17-8 inch Force Main, SCDHEC# 22266/53307, located along Highway 17, Hardeeville OCRM (WW)

Berkeley County

Beresford Hall Commerce Park, Lots 11 & 12, SCDHEC# 22303, SW# 08-05-09-04, TMS# 271-04-03-011, & 012, located on Clements Ferry Road, OCRM (SW)
Immaculate Conception, SCDHEC# 22304, SW# 08-05-09-05, TMS# 234-07-05-004, located at 510 St. James Avenue, Goose Creek, OCRM (SW)

Charleston County

Cobb Office/Warehouse, SCDHEC# 22309, SW# 10-05-09-16, TMS# 537-00-00-153, & 152, located at 510 Wando Park Boulevard, Mount Pleasant, OCRM (SW)
Stono View Plantation, SCDHEC# 22383, SW# 10-05-09-17, TMS# 315-00-00-012, & 315-00-00-047, located on River Road, Johns Island, OCRM (SW) NOTE: This project is proposed to impact 5.021 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan calls for the excavation of 0.593 acres of a 1.354 acre, 3.49 acres of a 5.795 acre, and all of a 0.43 and a 0.505 acre federally non-jurisdictional wetland for a total of 5.021 acres of impacts to 9.92 acres of federally non-jurisdictional wetlands. The proposed mitigation for these impacts is preservation of the remaining 4.89 acres of federally non-jurisdictional wetlands and a 25 foot mean width upland buffer adjacent to the salt marsh wetlands.

Dorchester County

Charleston Lighting, SCDHEC# 22307, SW# 18-05-09-03, TMS# 145-06-06-006, located on Bacons Bridge Road, Summerville, OCRM (SW)
Carolina Rentals, SCDHEC# 22308, SW# 18-05-09-04, TMS# 172-13-00-013, & 014, located on Appian Way, North Charleston, OCRM (SW)
The Bluffs @ Ashley River, Phases 5-7, SCDHEC# 22344, SW# 18-05-09-05, TMS# 152-00-00-013, WW/WS, SCDHEC# 22344/53336, located on Dorchester Road, Summerville, OCRM (SW) (WW/WS)
Springview, LLC, SCDHEC# 22382, SW# 18-05-09-06, TMS# 161-04-02-064, located at the intersection of Trolley Road and Springview Lane, Summerville, OCRM (SW)

Georgetown County

Sampit River Event Facility, SCDHEC# 20022, SW# 22-05-06-03, TMS# 1-439-11, 7, 5 & 5-36-2, 3, & 5-31-2, located west of the Sampit River Bridge, Georgetown, OCRM (SW)

Horry County

Bryson Estates, SCDHEC# 20444, SW# 26-05-07-08, TMS# 148-00-01-003, located on US Highway 804 off of Highway 135, Conway, OCRM (SW)
Pipken Boulevard, SCDHEC# 22305, SW# 26-05-09-24, TMS# portion of 173-00-01-0079, located off of 10th Avenue north and connecting Jay Lane to Frontage Road, Myrtle Beach, OCRM (SW)
Medical Office Building at Town Center (40,000 sf), SCDHEC# 22343, SW# 26-05-09-27, TMS# 164-00-01-001, located past intersection of Carolina Forest Boulevard and River Oaks Drive, Myrtle Beach, OCRM (SW)
Waterford Plantation, Phase VI, SCDHEC# 22362, SW# 26-05-09-28, TMS# 152-00-01-044, located within the Waterford Plantation Subdivision and in the Carolina Forest section of Myrtle Beach, OCRM (SW)

AGENCIES ABBREVIATIONS

BCDCOG	Berkeley, Charleston, Dorchester Council of Governments
BCWSA	Berkeley County Water and Sanitation Authority
EQC	Environmental Quality Control (SCDHEC)
DCWSC	Dorchester County Water and Sewer Commission
GCWSD	Georgetown County Water and Sewer District
GSWSA	Grand Strand WSA
LCG	Lowcountry Council of Governments
OCRM	Ocean and Coastal Resource Management
BCB	Budget and Control Board
FBPWD	Folly Beach Public Works Department
GCPW	Goose Creek Public Works
SCDHEC	S. C. Department of Health and Environmental Control
SCDNR	S. C. Department of Natural Resources
SCDOT	S. C. Department of Transportation
SCGO	S. C. Governor's Office
SCPSA	S. C. Public Service Authority
SCPW	Summerville CPW
USAF	U. S. Air Force
USACOE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USDE	U. S. Department of Energy
USDHUD	U. S. Department of Housing and Urban Development
USDOT	U. S. Department of Transportation
USFHA	U. S. Farmers Home Administration
USFWS	U. S. Fish and Wildlife Service
USFS	U. S. Forest Service
USICC	U. S. Interstate Commerce Commission
USMC	U. S. Marine Corps
USN	U. S. Navy
WCOG	Waccamaw COG
MPWWSC	Mount Pleasant Water Works and Sewer Commission
MCCPW	Moncks Corner CPW

PERMITS AND OTHER ABBREVIATIONS

404	placement of dredged or fill material in wetlands
AIWW	Atlantic Intracoastal Waterway
AMP	archaeological master plan
A-95	grant review form
AQ	air quality
COG	council of governments
CPW	commissioners of public works
DMP	dock master plan
FC	federal consistency
GR	misc. grant review
LF	landfill
ND	no discharge
NWP	nation wide permit
OTHER	misc. permit, grant, or plan
PER	preliminary engineering report
S/D	subdivision
SCNW	South Carolina Navigable Waters
SW	stormwater
UST	underground storage tank
WMP	wetland master plan
WS	water supply
WSA	water and sewer authority
WW	wastewater
WTP	wastewater treatment plant

SPECIAL NOTES

***DMPs** Dock Master Plans - OCRM is reviewing the listed DMPs for planning purposes only. Permitting decisions will occur when future dock applications are processed by OCRM for individual property owners. This document is used as a planning tool it is not subject to the appeal. OCRM welcomes comments from the public on these planning documents.

****WMPs** Wetland Master Plans – OCRM is reviewing the listed WMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM, which include impacts to freshwater wetlands. This document is used as a planning tool; it is not subject to appeal. OCRM welcomes comments from the public on these planning documents.

*****SWMPs** Stormwater Master Plans – OCRM is reviewing the listed SWMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM. OCRM welcomes comments from the public on these planning documents.

******PERs** Preliminary Engineering Reports – OCRM is reviewing the lists PERs for the purpose of commenting to other sections of DHEC concerning this document. OCRM will not be issuing a coastal zone consistency certification at this time but providing comments. If this proposal moves forward to the permitting process, OCRM would at that time do a full coastal zone consistency review.



STANDARD APPLICATION FORM FOR LAND DISTURBING ACTIVITIES
STORMWATER PERMITTING

RECEIVED

SECTION 1 - Administrative Information
(To Be Completed By All Applicants)

SEP 19 2005

Date: September 9, 2005

DHEC-OCRM
CHARLESTON OFFICE

1. Facility or project name: Stono View Plantation
County: Charleston County City/Town: City of Charleston
Location (also shown on location map): John's Island, South Carolina
Latitude: N 32 DEG 44' 05.5" Longitude: W 80 DEG 00' 42.1"
Tax map #: 315-00-00-012, 315-00-00-047 USGS Quad Name: Lanareville
2. Nearest receiving water body: Stono River
Distance to nearest receiving water body: Adjacent
Ultimate receiving water body: Atlantic Ocean
3. Are there any wetlands located on the property? Yes If yes, have they been delineated? Yes
Are any federally jurisdictional wetlands being impacted by this project? No If yes, has a Corps permit been issued? No
Corps permit #: Are any federally non-jurisdictional (state) wetlands being impacted by this project? Yes
What is the total acreage of federally jurisdictional and state wetland impacts? 0 acres (Juris.) 0.92 (Non-juris.)
On an 8 1/2" X 11" copy of a site plan indicate the wetland impacts and the proposed mitigation. 5.021 PER ALIX ZIMAR 9/14/05
4. Are there any existing flooding problems in the downstream watershed? No
5. Property owner of record: St. Marks Land Company
Address: 8174 Ritchie Highway Pasadena, MD 21122
Phone (day): (410) 544-3500 (night): (fax): (410) 544-4951
6. Person financially responsible for the land disturbing activity: Same as Above
(if different than above)
Address:
Phone (day): (night): (fax):
7. Agent or day-to-day contact (if applicable): HEG Engineering Consultants - Bob Horner, P.E., Alex Zimar, P.E.
Address: 672 Marina Drive, Suite 204 Charleston, SC 29492
Phone (day): (843) 881-9804 (night): (fax): (843) 881-9807
8. Plan preparer, engineer, or technical representative: HEG Engineering Consultants
Address: 672 Marina Drive, Suite 204 Charleston, SC 29492
Phone (day): (843) 881-9804 (night): (fax): (843) 881-9807
9. Contractor or operator (if known): Not known at this time
Address:
Phone (day): (night): (fax):
10. Size, total (acres): 127.1 acres Surface area of land disturbance (acres): 59 acres
11. Start date: Anticipate November, 2005 Completion date: November, 2006

SECTION 2A - For Projects That Disturb Less Than One (1) Acre Which Are Not Part of a Larger Common Plan for Development or Sale and Which Are Not Located Within 1/2 Mile of a Receiving Waterbody in the Coastal Counties

12. Description of control plan to be used during construction. (Must also be shown on plan sheets or sketch drawing):

This plan does not have to be prepared by a professional engineer, tier b surveyor, or a landscape architect and there is NO STATE REVIEW FEE associated with this type of project. On a case-by-case basis, an NPDES permit with a \$125 fee may be required.

13. For this form to be complete, the applicant must sign item 23.

SECTION 2B - For Projects That Disturb One (1) Acre or More But Less Than or Equal to Two (2) Acres Which Are Not Part of a Larger Common Plan for Development or Sale or Projects That Are Located Within 1/2 Mile of a Receiving Waterbody in the Coastal Counties (See Special Requirements for Coastal Zone Projects on Instructions Sheet)

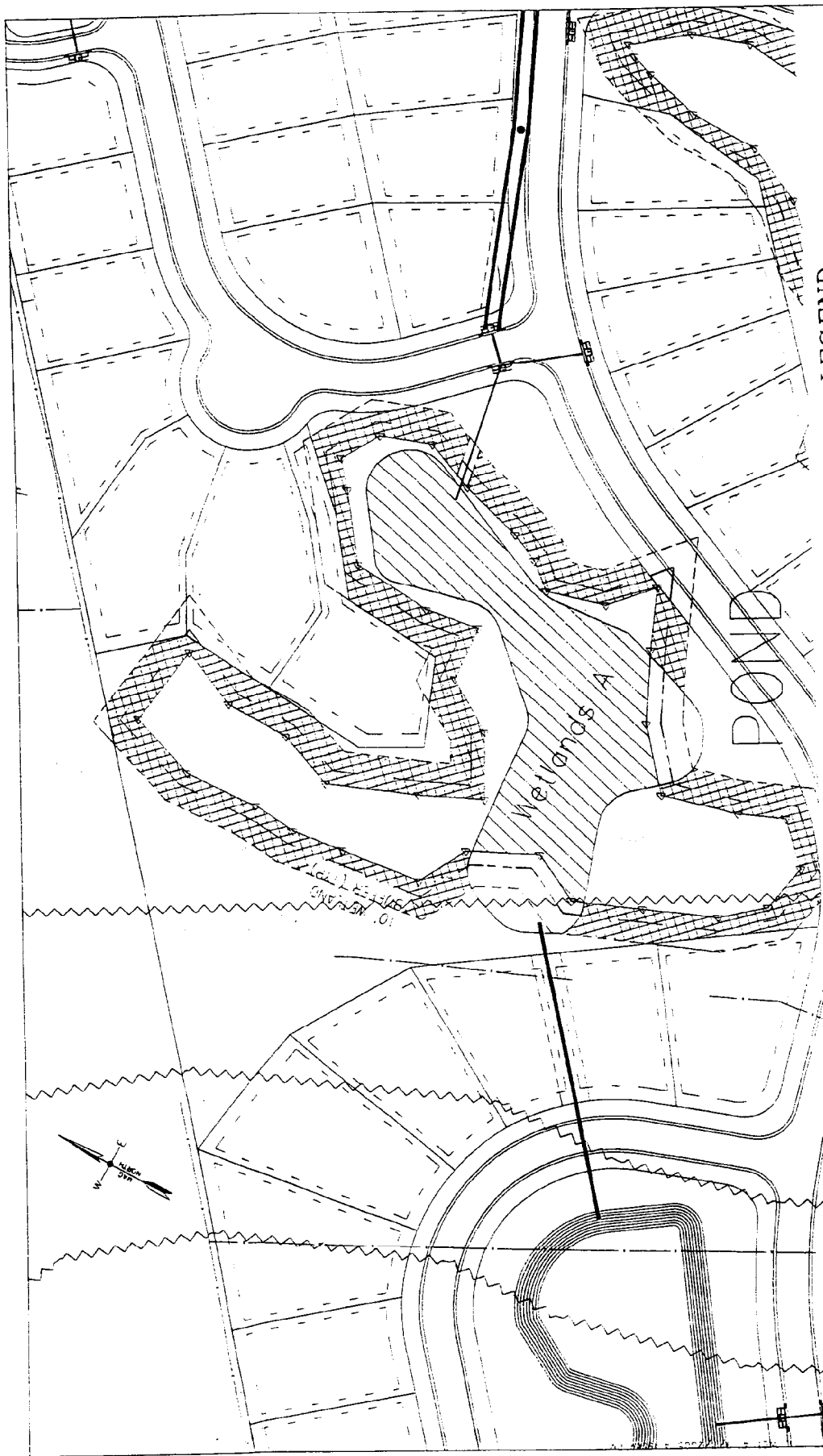
14. Description of control plan to be used during construction. (Must also be shown on plan sheets or sketch drawing):
Silt fence shall be installed around all disturbed land, wetlands, inlets, junction boxes, and detention ponds.
Ponds shall be seeded with the appropriate seasonal mixture to establish erosion control.
This plan must be prepared by a professional engineer, tier b land surveyor, or a landscape architect
15. Fee: \$125 NPDES General Permit coverage fee applies, exempt from state review fee.
16. SIC code: _____ Is the site located on Indian lands? No
17. For this form to be complete, the applicant must sign items 23 and 24 and the plan preparer must sign item 25.

SECTION 2C - For Projects Disturbing More Than Two (2) Acres and/or Projects That Are a Part of a Larger Common Plan for Development or Sale

18. Is this part of a larger common plan for development or sale? No
If yes, what is the state permit number for the previous approval? _____
What is the NPDES permit coverage number? _____
Has a Notice of Termination (NOT) been submitted for the NPDES permit coverage? _____
19. The stormwater management and sediment and erosion control plan for projects of this size must be prepared by a professional engineer, tier b land surveyor, or a landscape architect.
20. SIC code: _____ Is the site located on Indian lands? _____
21. Type of project and fees (please circle the type of activity):
a. Federal - State - Local - School (exempt from State fees, \$125 NPDES fee applies): _____
b. Industrial - Commercial - Residential - Part of a larger common plan for development or sale (\$100 per disturbed acre State fee (max. \$2000)) plus \$125 NPDES fee. (Maximum total for any project is \$2125): \$2,125.00
22. For this form to be complete, the applicant must sign items 23 and 24 and the plan preparer must sign item 25.

SECTION 3 - Signatures and Certifications

23. I hereby certify that all land disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the Department of Health and Environmental Control and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land disturbing activity.
- Ted Kennedy, Managing Member
Printed Name
Owner/Person Financially Responsible
- [Signature]
Signature
Owner/Person Financially Responsible
24. I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.
- Ted Kennedy, Managing Member
Printed Name
Owner/Person Financially Responsible
- [Signature]
Signature
Owner/Person Financially Responsible
25. Designer Certification - One copy of the plans, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, and pursuant to Regulation 72-300. (Five sets of plans are required for final approval.)
- [Signature]
Signature
- 13416
S. C. Registration Number
- Check appropriate registration: Engineer ☒ Tier B Land Surveyor ☐ Landscape Architect ☐



LEGEND:

- PRESERVED
- IMPACTED
- PRESERVED BUFFER

GRAPHIC SCALE



ACTIVITY		APPLICANT
RESIDENTIAL DEVELOPMENT		MANDRIN HOMES
TITLE		LOCATION
WETLAND "A" SITE PLAN		CHARLESTON COUNTY
SCALE:	DATE:	DATE:
1" = 100'	AUG. 29, 2005	AUG. 29, 2005
SHEET OF		DATE
2		2
6		6

WETLAND IMPACT TABLE

WETLAND #A. NON-JURISDICTIONAL = 0.5033 AC

WETLAND AREA TABLE

WETLAND #A. NON-JURISDICTIONAL = 1.354 AC
 10' BUFFER = 0.408 AC
 25' BUFFER = 1.054 AC



LEGEND:

- PRESERVED
- IMPACTED
- PRESERVED BUFFER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

WETLAND AREA TABLE

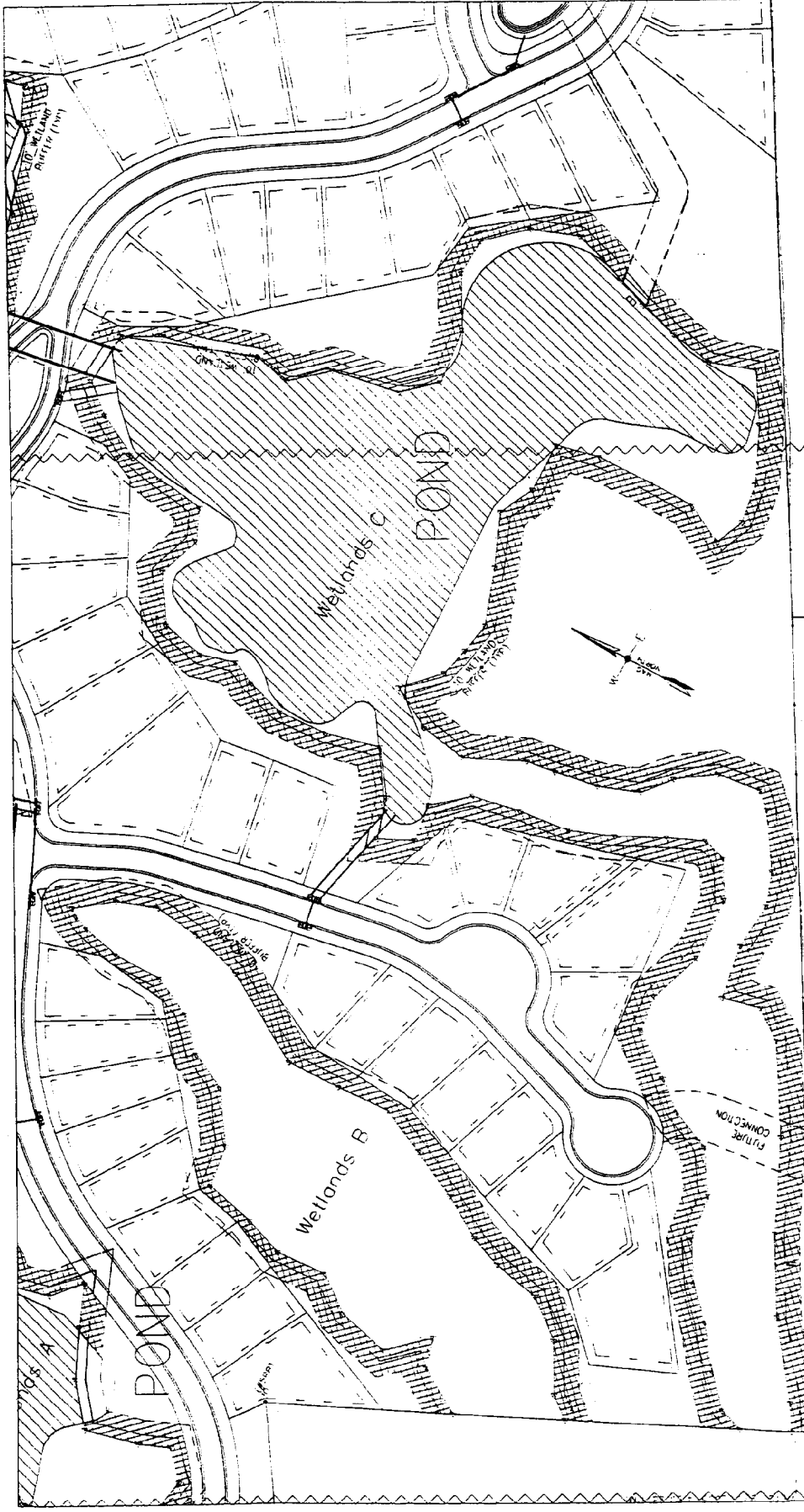
WETLAND #1: 1.833 AC
10' BUFFER = 0.358 AC
25' BUFFER = 0.908 AC

WETLAND IMPACT TABLE

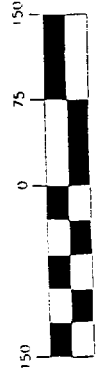
WETLAND #1: 1.833 AC
10' BUFFER = 0.358 AC
25' BUFFER = 0.908 AC

RESIDENTIAL DEVELOPMENT

TITLE	WETLAND "B"	
	SITE PLAN	
APPLICANT	MANDRIN HOMES	
LOCATION	CHARLESTON COUNTY	
SCALE	1" = 100'	DATUM
DATE	AUG. 29, 2005	SHEET NO.
		3
		6



GRAPHIC SCALE



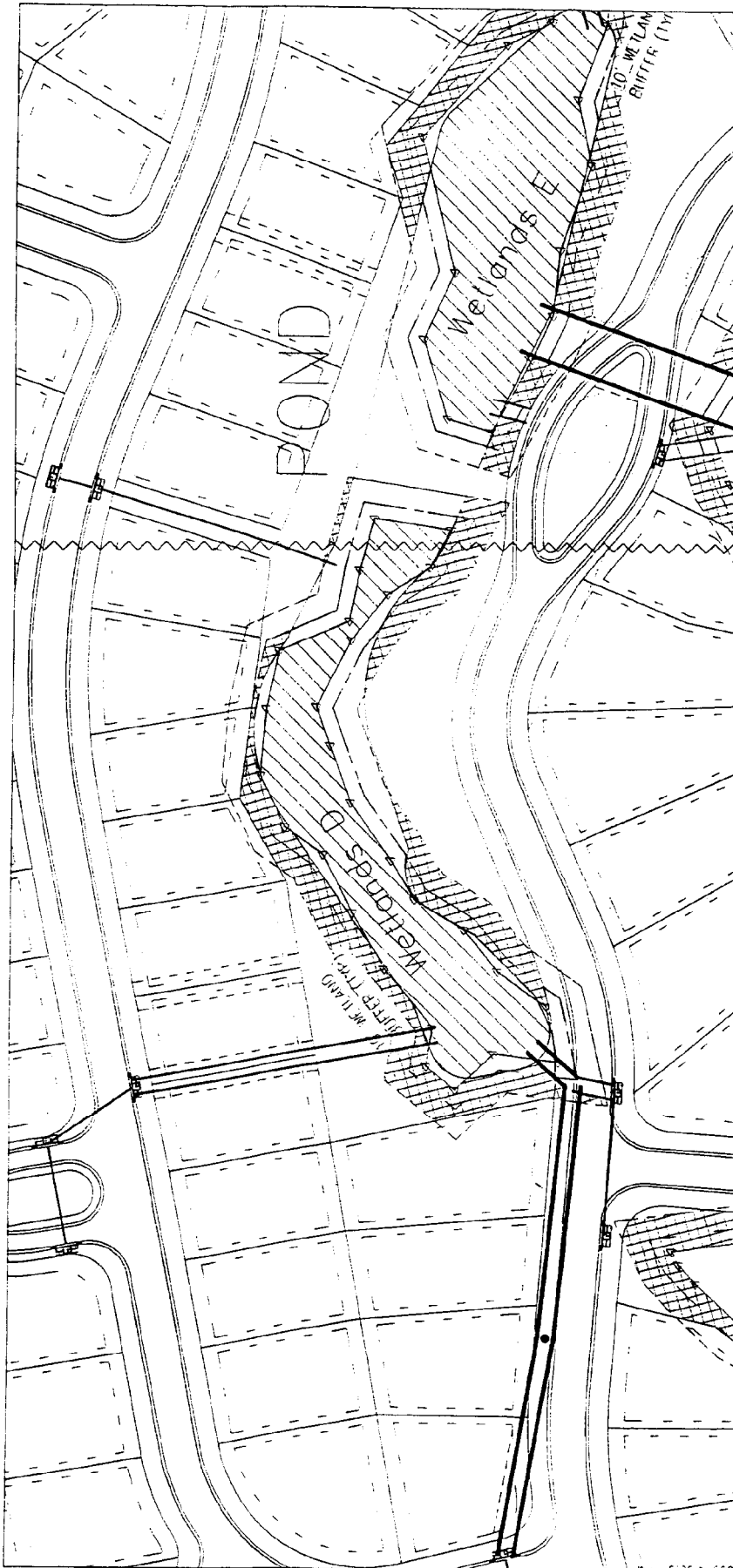
LEGEND:

- PRESERVED
- IMPACTED
- PRESERVED BUFFER

ACTIVITY	APPLICANT		
	MANDRIN HOMES		
	LOCATION		
TITLE	CHARLESTON COUNTY		
	SCALE	1" = 150'	DATUM
	DATE	AUG. 29, 2005	NGVD 29
SHEET		4	6

WETLAND IMPACT TABLE	
WETLAND #C:	NON-JURISDICTIONAL - 3.490 AC.

WETLAND AREA TABLE	
WETLAND #C:	NON-JURISDICTIONAL = 5.795 AC.
10' BUFFER	= 1.033 AC.
25' BUFFER	= 2.504 AC.



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LEGEND:

- PRESERVED
- IMPACTED
- PRESERVED BUFFER

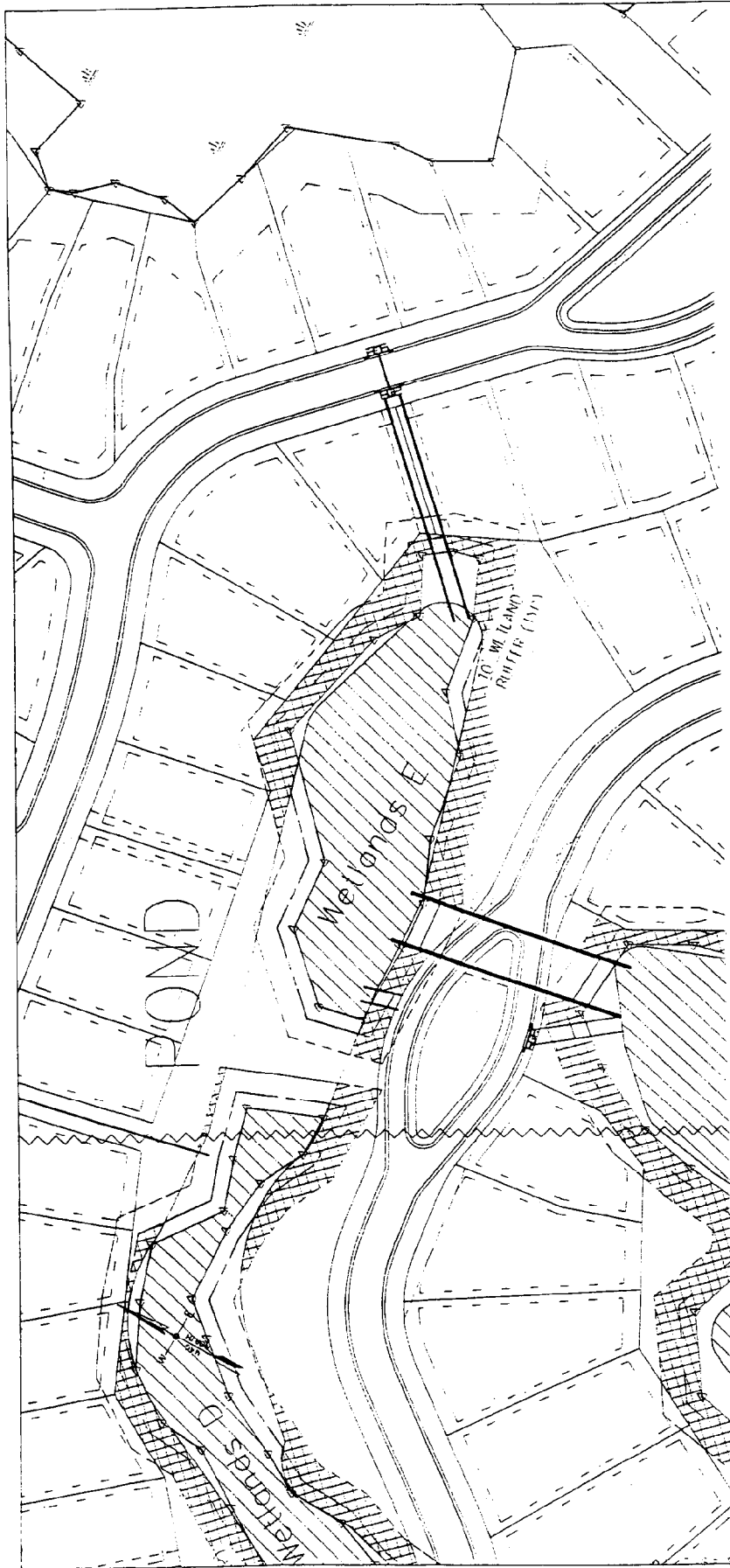
WETLAND AREA TABLE

WETLAND #13 NUPUR JURSDICTIONAL = 0.453 AC
 10' BUFFER = 0.250 AC
 25' BUFFER = 0.663 AC

WETLAND IMPACT TABLE

WETLAND #13 NUPUR JURSDICTIONAL = 0.453 AC

ACTIVITY	RESIDENTIAL DEVELOPMENT		APPLICANT	
			MANDRIN HOMES	
			LOCATION	
TITLE	WETLAND "D"		CHARLESTON COUNTY	
	SITE PLAN			
SCALE	1" = 100'	DATUM	NOV 29	
DATE	AUG. 29, 2005	SHEET	OF	
			5	6






GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

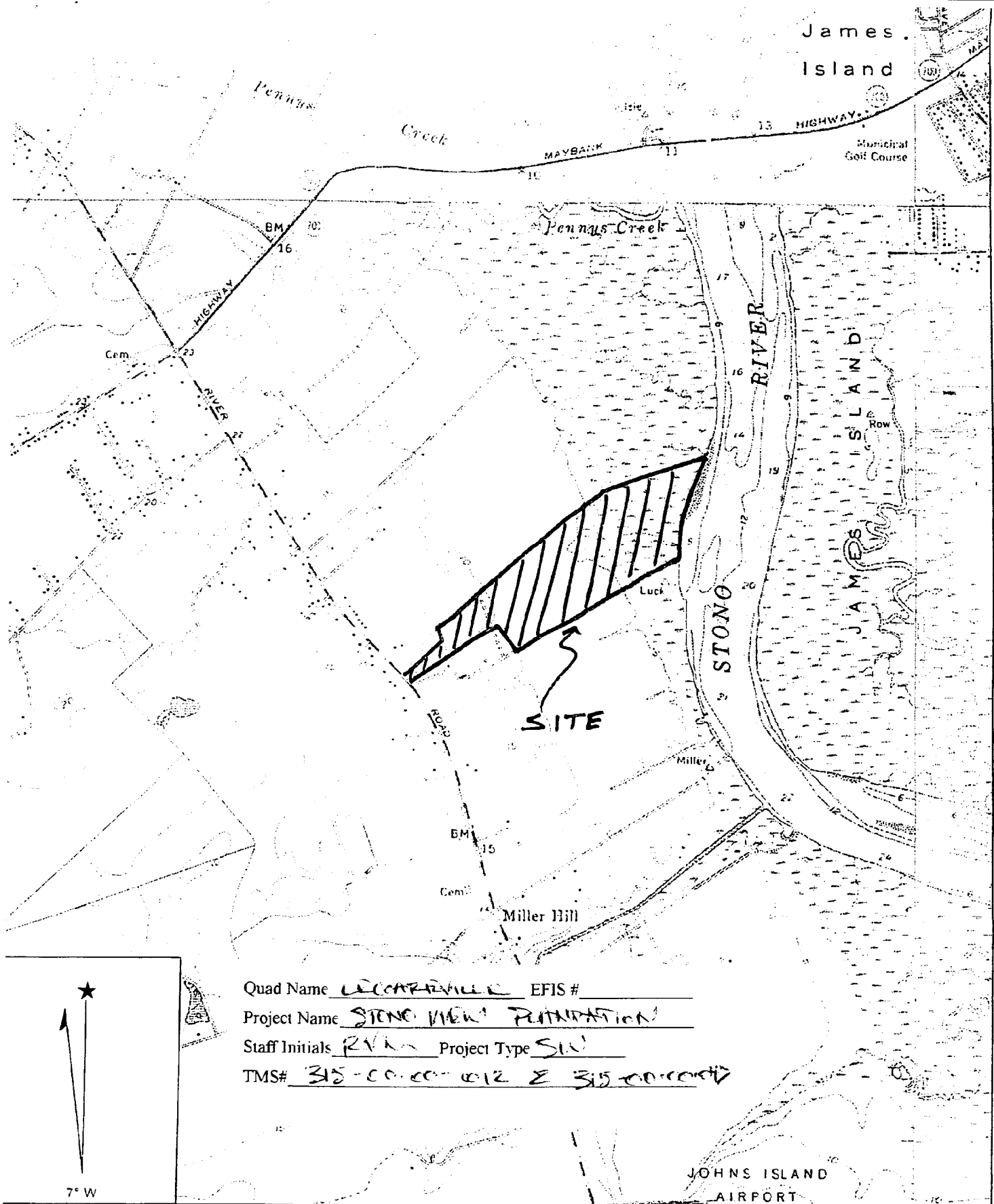
LEGEND:

-  PRESERVED
-  IMPACTED
-  PRESERVED BUFFER

WETLAND IMPACT TABLE	
WETLAND #E:	NON-JURISDICTIONAL = 0.505 AC

WETLAND AREA TABLE	
WETLAND #E:	NON-JURISDICTIONAL = 0.505 AC
10' BUFFER	= 0.182 AC
75' BUFFER	= 0.486 AC

ACTIVITY		APPLICANT	
RESIDENTIAL DEVELOPMENT		MANDRIN HOMES	
TITLE		LOCATION	
OVERALL SITE PLAN		CHARLESTON COUNTY	
SCALE	1" = 100'	DATUM	NGVD 29
DATE	AUG. 29, 2005	SHEET	OF 6



Quad Name LEGAREVILLE EFIS #
 Project Name STONE VIEW PLANTATION
 Staff Initials RVA Project Type SLV
 TMS# 35-00-00-012 & 35-00-00-013

Name: LEGAREVILLE
 Date: 7/11/2005
 Scale: 1 inch equals 2000 feet

Location: 032° 43' 55.5" N 080° 01' 18.6" W



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

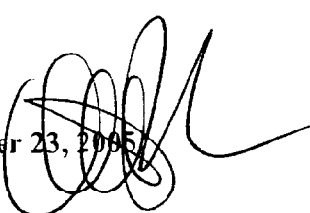
PUBLIC NOTICE

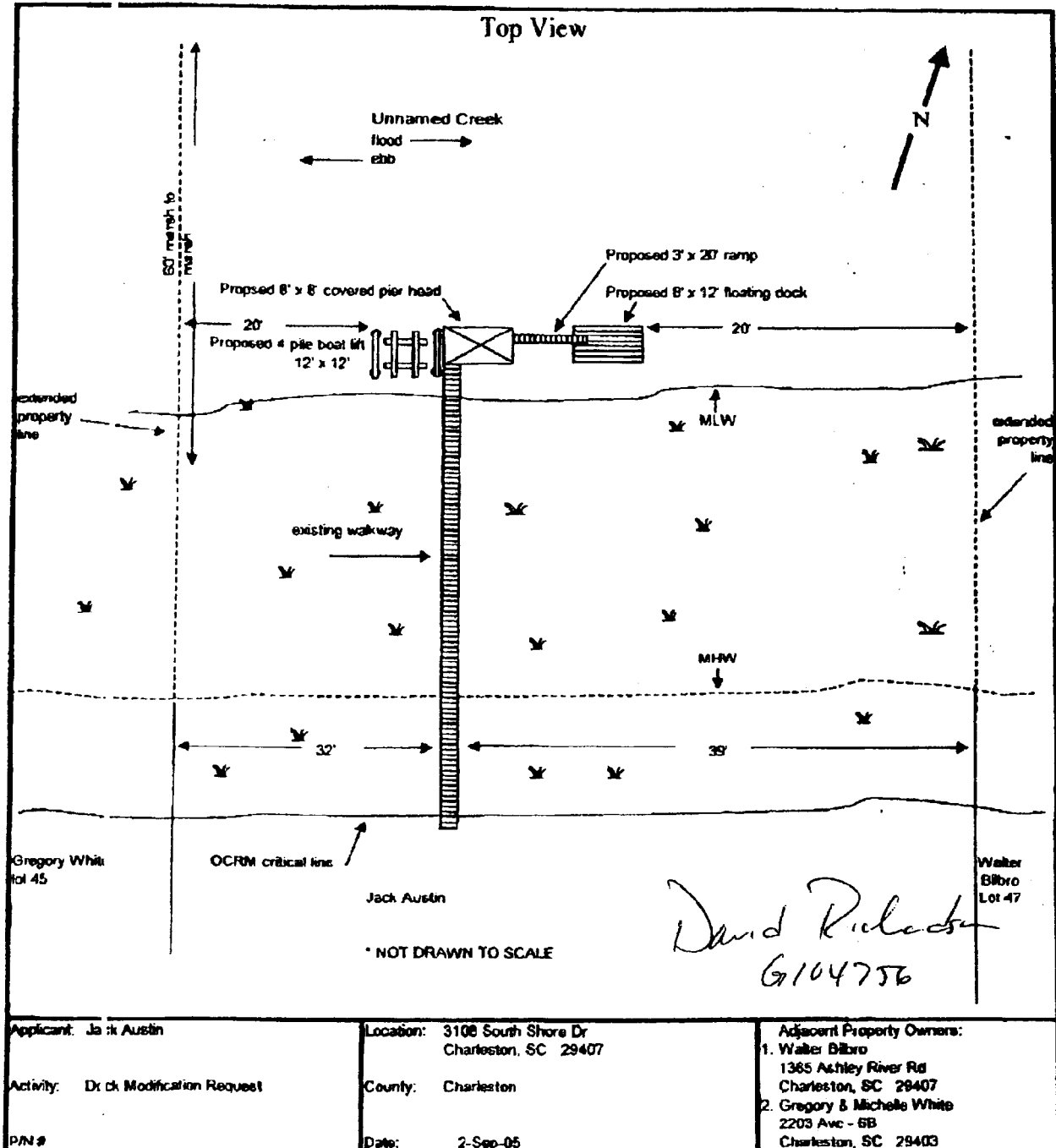
Amendment

The permittee for P/N# 2001-1E-249-P, Jack Austin, has requested an amendment to that issued permit. The applicant proposes to modify an existing dock. Specifically, reducing the size of the existing 10' x 12' fixed pierhead to 8' x 8' and adding an 8' x 8' hip style roof over the pierhead. In addition, an 8' x 12' floating dock will be added to the up stream side of the pierhead and a 12' x 12' 4-pile boat lift will be added to the down stream side of the pierhead. The proposed amendment is for changes to a private recreational dock on an unnamed creek of the Stono River, 3108 South Shore Dr., City of Charleston, Charleston County, South Carolina.

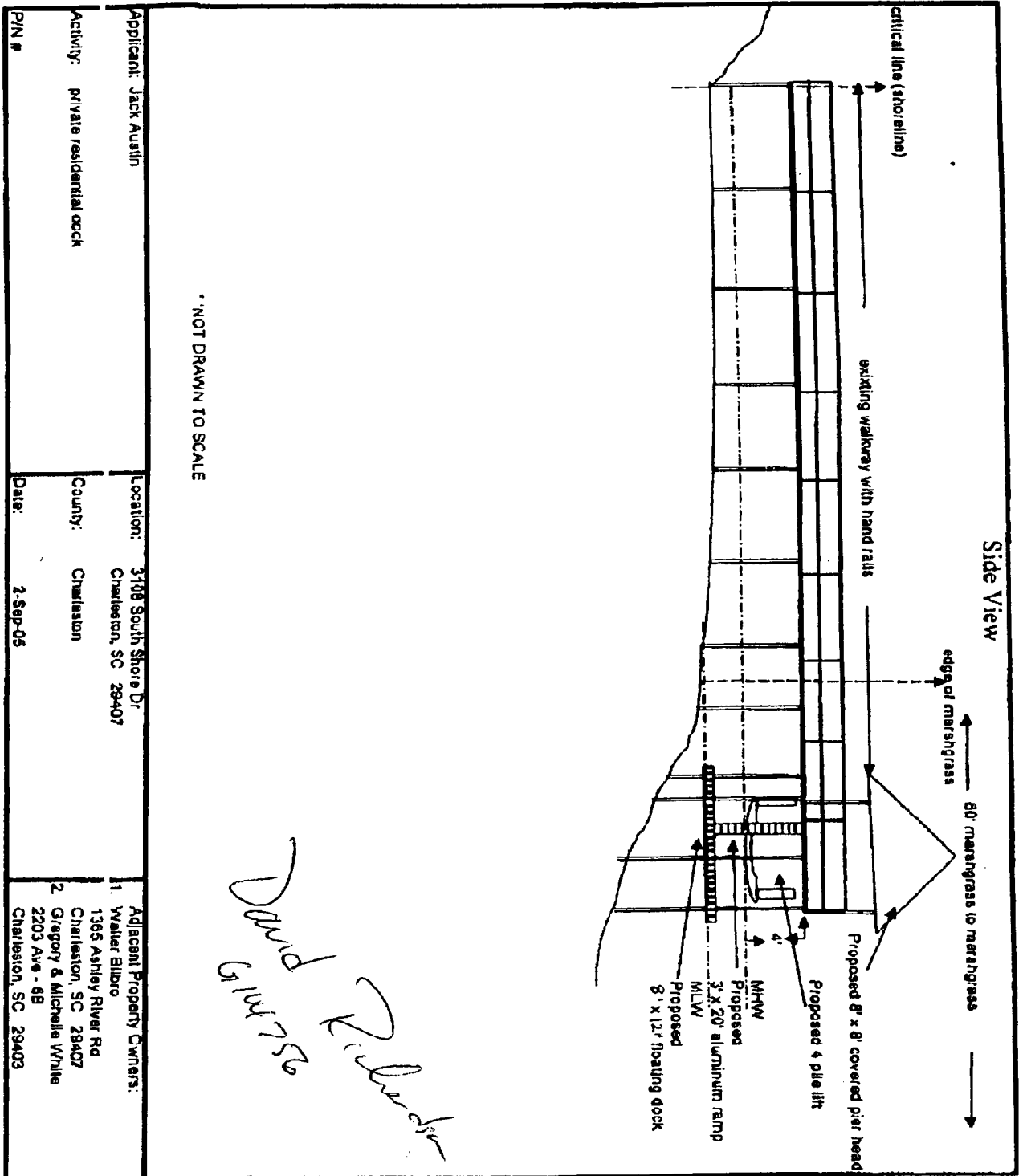
Comments will be received on this amendment request until October 3, 2005. For further information please contact the project manager for this activity, Melissa Rada, 843-747-4323 ext. 122.

September 23, 2005





2001-1E-249-P Amendment

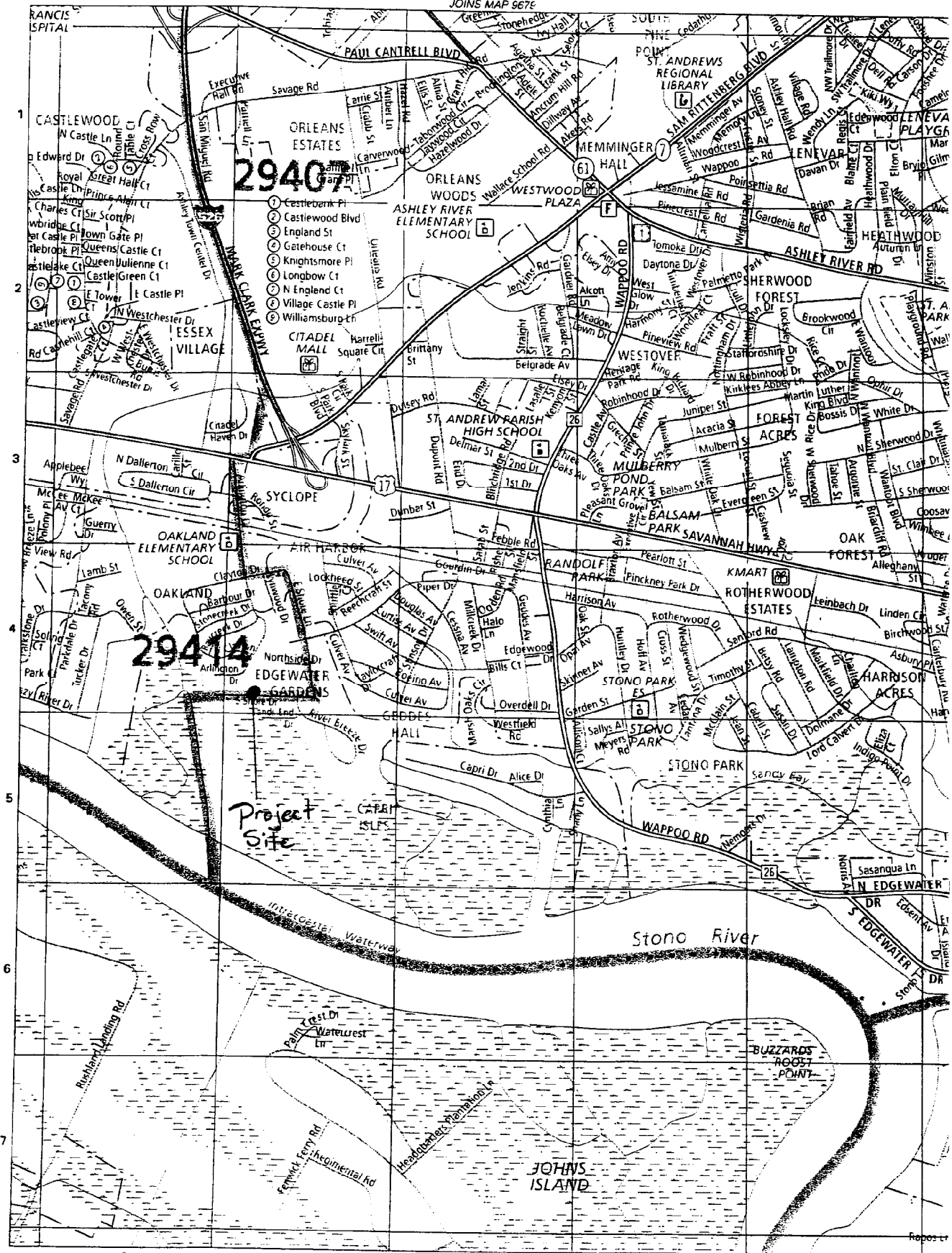


2001-1E-249-P Amendment



JOINS MAP 9676

JOINS MAP 9720



JOINS MAP 9762

2001-1E-249-P Amendment



C. Earl Hunter, Commissioner

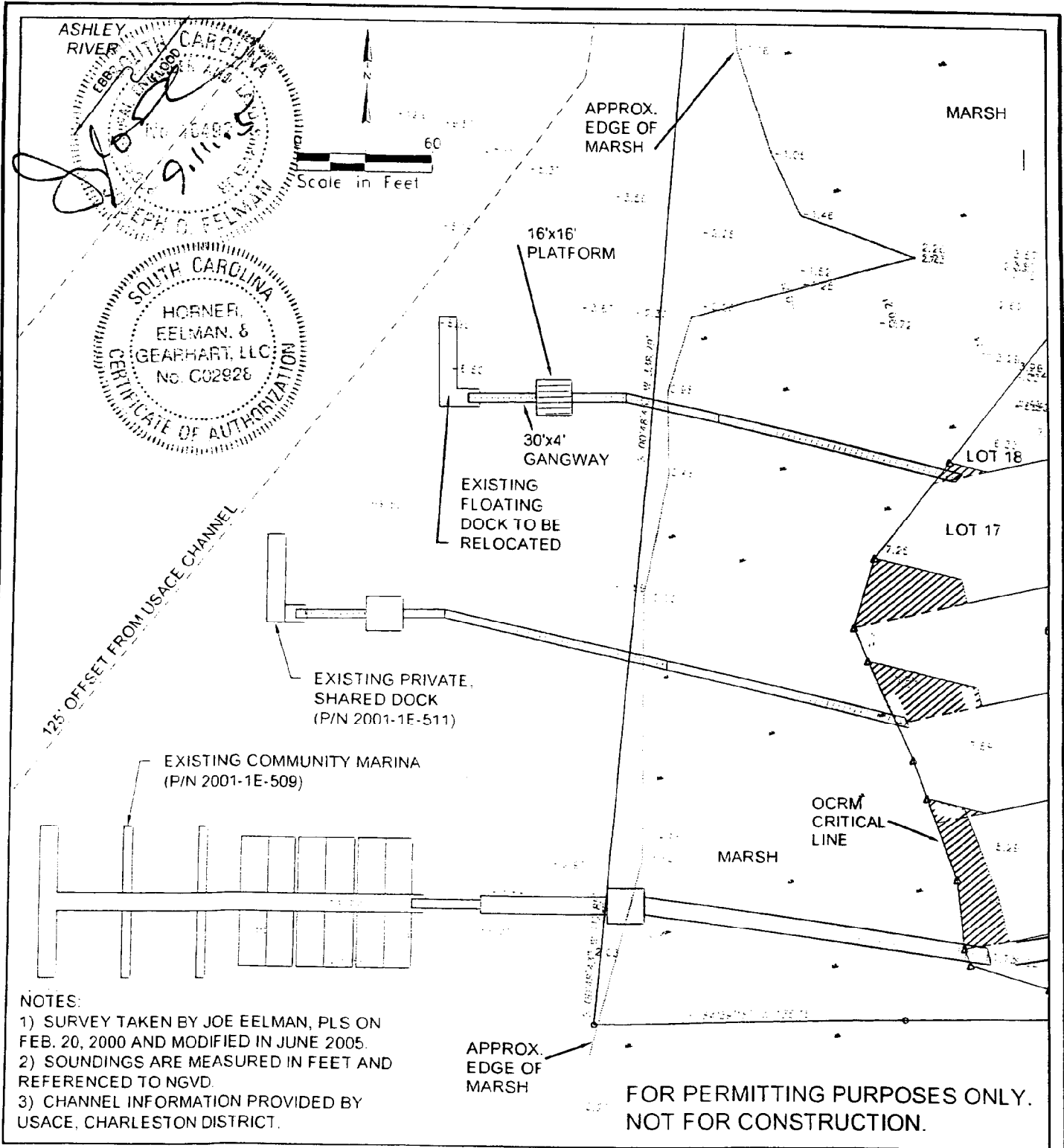
Promoting and protecting the health of the public and the environment.

PUBLIC NOTICE ***Amendment***

The applicant for **P/N# 2001-1E-510-P, Lowndes Point Partners**, is requesting an amendment to that issued permit. Specifically, the amendment request seeks authorization to relocate the permitted floating dock 16' channelward of the permitted location and to install an additional 8' by 16' section of floating dock landward of that relocated structure to create a 32' by 40' L-shaped floating structure. The purpose of this amendment request is for additions and alterations to a private joint use dock for the owners of Lots 17 & 18, 2334 Sunnyside Avenue, Charleston, Charleston County, County, South Carolina.

Comments will be received on this amendment request until October 3, 2005. For further information please contact the project manager for this activity, Fred Mallett, at 843-747-4323 ext. 119.

September 23, 2005

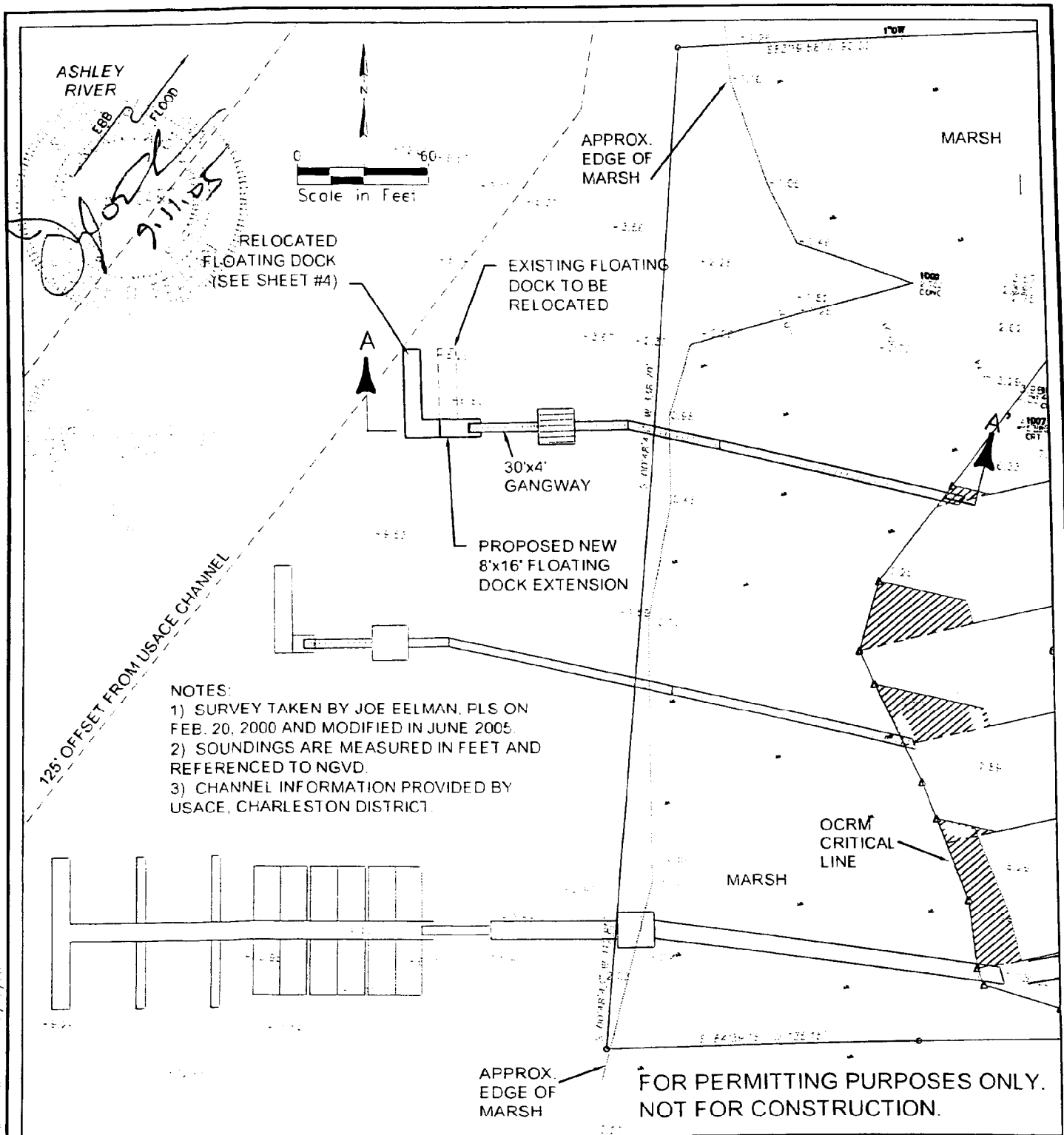


PURPOSE: PRIVATE WATER ACCESS
 DATUM: NGVD
 APPLICATION BY: LOWNDES POINTE PARTNERS
 USACE #: 2001-1E-510
 ADJACENT PROPERTY OWNERS:
 SEE EXHIBIT E
 DATE: 06/15/05

EXISTING CONDITIONS

LOWNDES POINTE PARTNERS
 P.O. BOX 1016
 FOLLY BEACH, SC 29439

PROPOSED: ADDITION TO SHARED
 RESIDENTIAL DOCK
 IN: CHARLESTON
 AT: ASHLEY RIVER
 & GERMAN RIFLE CLUB
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA



PURPOSE: PRIVATE WATER ACCESS
 DATUM: NGVD
 APPLICATION BY: LOWNDES POINTE PARTNERS
 USACE #: 2001-1E-510
 ADJACENT PROPERTY OWNERS:
 SEE EXHIBIT E
 DATE: 06/15/05

PROPOSED IMPROVEMENTS

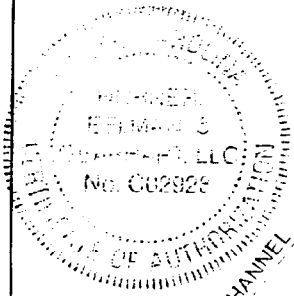
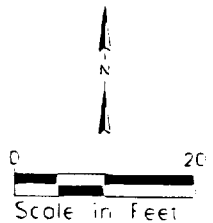
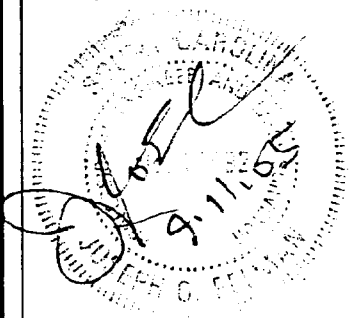
LOWNDES POINTE PARTNERS
 P.O. BOX 1016
 FOLLY BEACH, SC 29439

PROPOSED: ADDITION TO SHARED
 RESIDENTIAL DOCK
 IN: CHARLESTON
 AT: ASHLEY RIVER
 & GERMAN RIFLE CLUE
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA

SHEET 3 OF 5

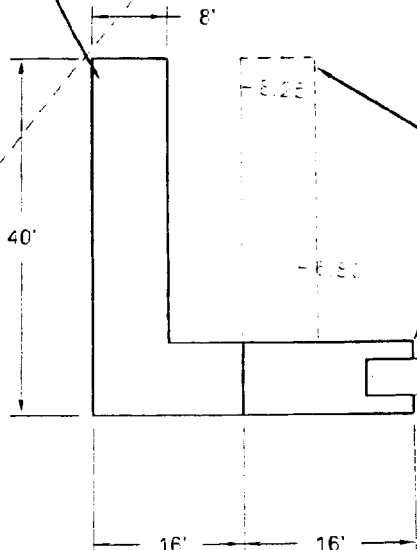
ASHLEY
RIVER

1000
1000



125' OFFSET FROM USACE CHANNEL

RELOCATED
FLOATING DOCK



EXISTING FLOATING
DOCK
(TO BE RELOCATED)

PROPOSED NEW
8'x16' FLOATING
DOCK EXTENSION

NOTES:

- 1) SURVEY TAKEN BY JOE EELMAN, PLS ON FEB. 20, 2000 AND MODIFIED IN JUNE 2005.
- 2) SOUNDINGS ARE MEASURED IN FEET AND REFERENCED TO NGVD.
- 3) CHANNEL INFORMATION PROVIDED BY USACE, CHARLESTON DISTRICT.

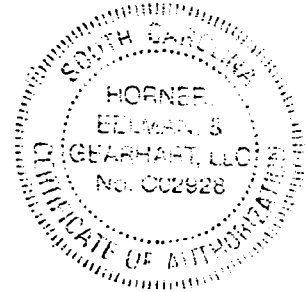
FOR PERMITTING PURPOSES ONLY.
NOT FOR CONSTRUCTION.

PURPOSE: PRIVATE WATER ACCESS
DATUM: NGVD
APPLICATION BY: LOWNDES POINTE PARTNERS
USACE #: 2001-1E-510
ADJACENT PROPERTY OWNERS:
SEE EXHIBIT E
DATE: 06/15/05

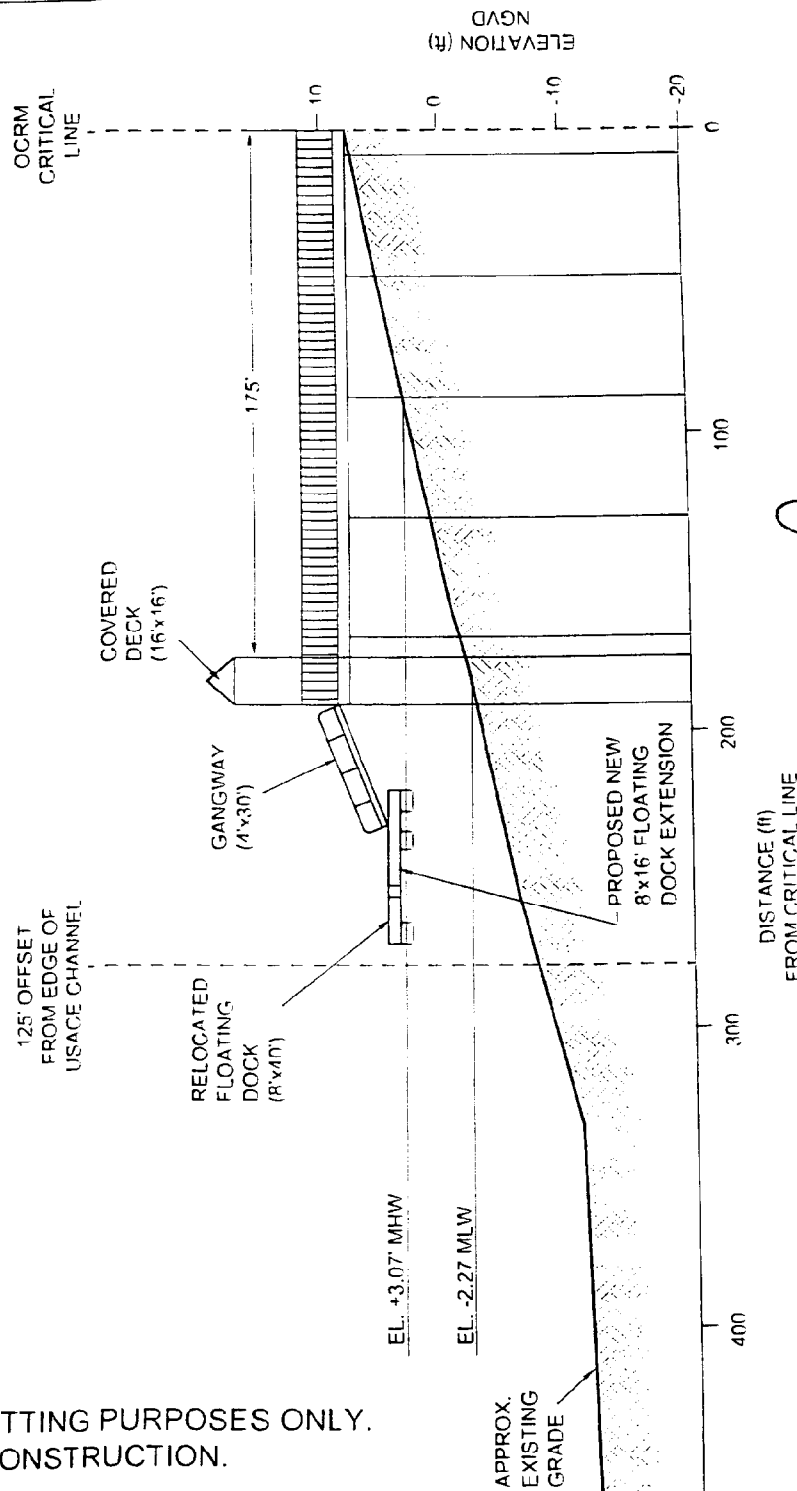
PROPOSED IMPROVEMENTS
(MAGNIFIED VIEW)

LOWNDES POINTE PARTNERS
P.O. BOX 1016
FOLLY BEACH, SC 29435

PROPOSED: ADDITION TO SHARED
RESIDENTIAL DOCK
IN: CHARLESTON
AT: ASHLEY RIVER
& GERMAN RIFLE CLUB
COUNTY OF: CHARLESTON
STATE: SOUTH CAROLINA



[Signature]
9.11.05

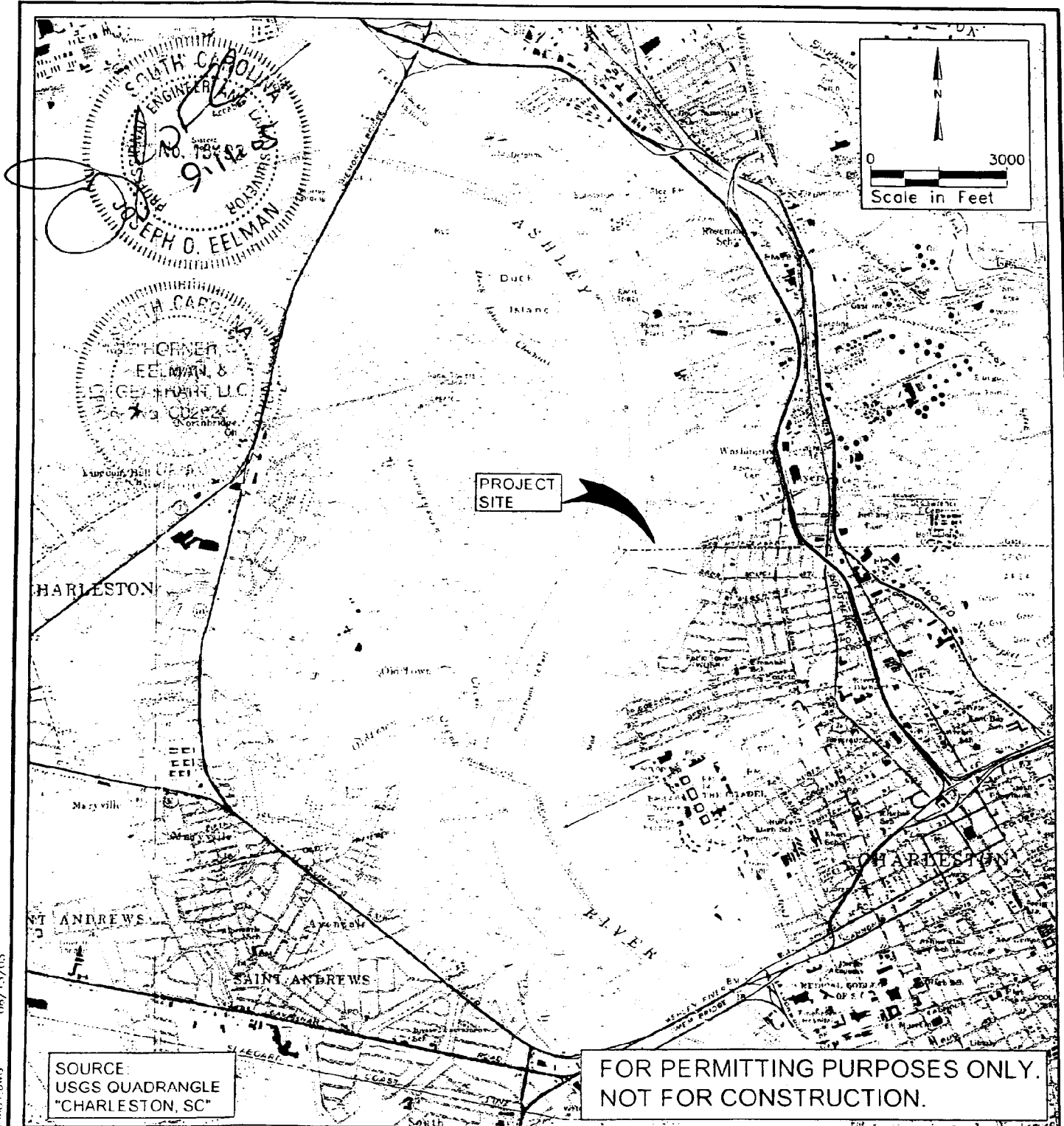


FOR PERMITTING PURPOSES ONLY.
NOT FOR CONSTRUCTION.

PURPOSE: PRIVATE WATER ACCESS
 DATUM: NGVD
 APPLICATION BY: LOWNDES POINTE PARTNERS
 USACE #: 2001-1E-510
 ADJACENT PROPERTY OWNERS:
 SEE EXHIBIT E
 DATE: 06/15/05

CROSS SECTION A-A
 LOWNDES POINTE PARTNERS
 P.O. BOX 1016
 FOLLY BEACH, SC 29439

PROPOSED: SHARED RESIDENTIAL DOCK
 IN: CHARLESTON
 AT: ASHLEY RIVER
 & GERMAN RIFLE CLUE
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA



SOURCE:
USGS QUADRANGLE
"CHARLESTON, SC"

PURPOSE: PRIVATE WATER ACCESS
 DATUM:
 APPLICATION BY: LOWNDES POINTE PARTNERS
 USACE #: 2001-1E-510
 ADJACENT PROPERTY OWNERS:
 SEE EXHIBIT E
 DATE: 06/15/05

LOCATION MAP

LOWNDES POINTE PARTNERS
 P.O. BOX 1016
 FOLLY BEACH, SC 29439

PROPOSED: SHARED RESIDENTIAL DOCK
 IN: CHARLESTON
 AT: ASHLEY RIVER
 & GERMAN RIFLE CLUB
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA



POST OFFICE BOX 20336

CHARLESTON, SOUTH CAROLINA 29413-0336

(843) 884-8750 FAX (843) 884-8935

www.atm-s2li.com

June 21, 2005

Mr. Curtis Joyner
SCDHEC/OCRM
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

Re: Lowndes Pointe Community Docking Facility
Request for Amendment to P/N 2001-1E-510

Dear Mr. Joyner:

It has come to our attention that the original site survey contained information referenced to two different datum; the USACE channel was on NAD 83 datum and the landside information (critical line, lot layout, etc.) was on NAD 27 datum. This discrepancy caused the critical line to appear closer to the channel on the original survey than it actually is in "real world" conditions. As such, the currently permitted floating dock is of insufficient length to place the floating dock in water that is of adequate depth.

Construction has been completed on this docking facility. Since the 16' x 16' fixed pier head has already been constructed, we propose to add an 8' x 16' floating dock extension and relocate the floating dock 16' channelward to place the float in the desired location. **No changes to the number of slips, or intended use of the floating components of the facility are proposed.** The facility will still be within the permitted dock corridor and will be outside (landward) of the required 125' channel offset. See the attached drawings for additional information.

Please review this request and the enclosed drawing and contact me with any questions. Thank you for your continued assistance with this project.

Sincerely,

John Shaffer
Project Manager

enclosure

cc: Travis Hughes, USACE
Joe Margarite
Charlie McCrary

RECEIVED

AUG 01 2005

DHEC-OCRM
CHARLESTON OFFICE

Environmental & Coastal Engineers, Scientists & Management Consultants



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

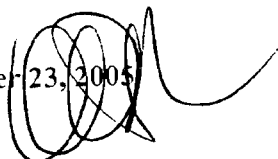
PUBLIC NOTICE

Amendment

The permittee for P/N# 2004-1E-042-P, JOE GENTRY has requested an amendment to that issued permit. The applicant proposes to add a 7' x 18' floating jet dock to the existing structure. The proposed amendment is for additions to a private recreational dock on the Atlantic Intracoastal Waterway, 6 Conquest Ave., Sullivan's Island, Charleston County, South Carolina.

Comments will be received on this amendment request until October 3, 2005. For further information please contact the project manager for this activity, Tess Rodgers, 843-747-4323 ext. 116.

September 23, 2005



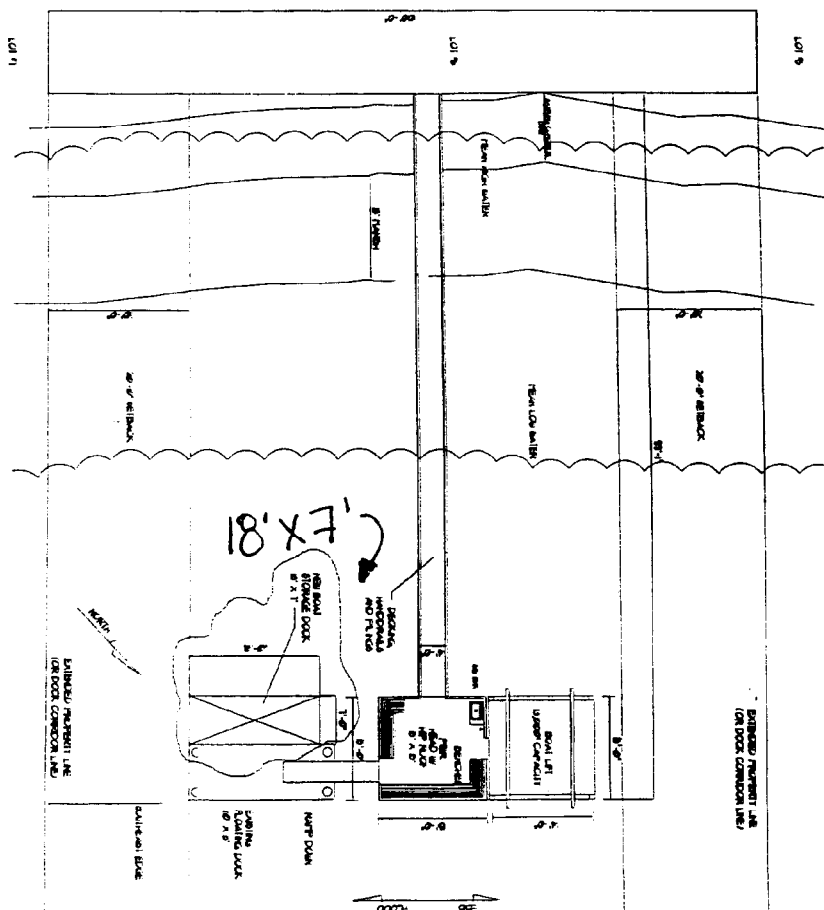
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue • Suite 400 • Charleston, SC 29405
Phone: (843) 744-5838 • Fax: (843) 744-5847 • www.scdhec.gov

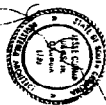
DOCK PLAN

PROPOSED : FLOATING DOCK
IN : NITRA-COSTAL WATERWAY
AT : SULLIVAN ISLAND SC
CHARLESTON COUNTI
APPLICATION BY : GENRI DE VELOPMENT



Amend 2004-1E-042-P
9/23/05

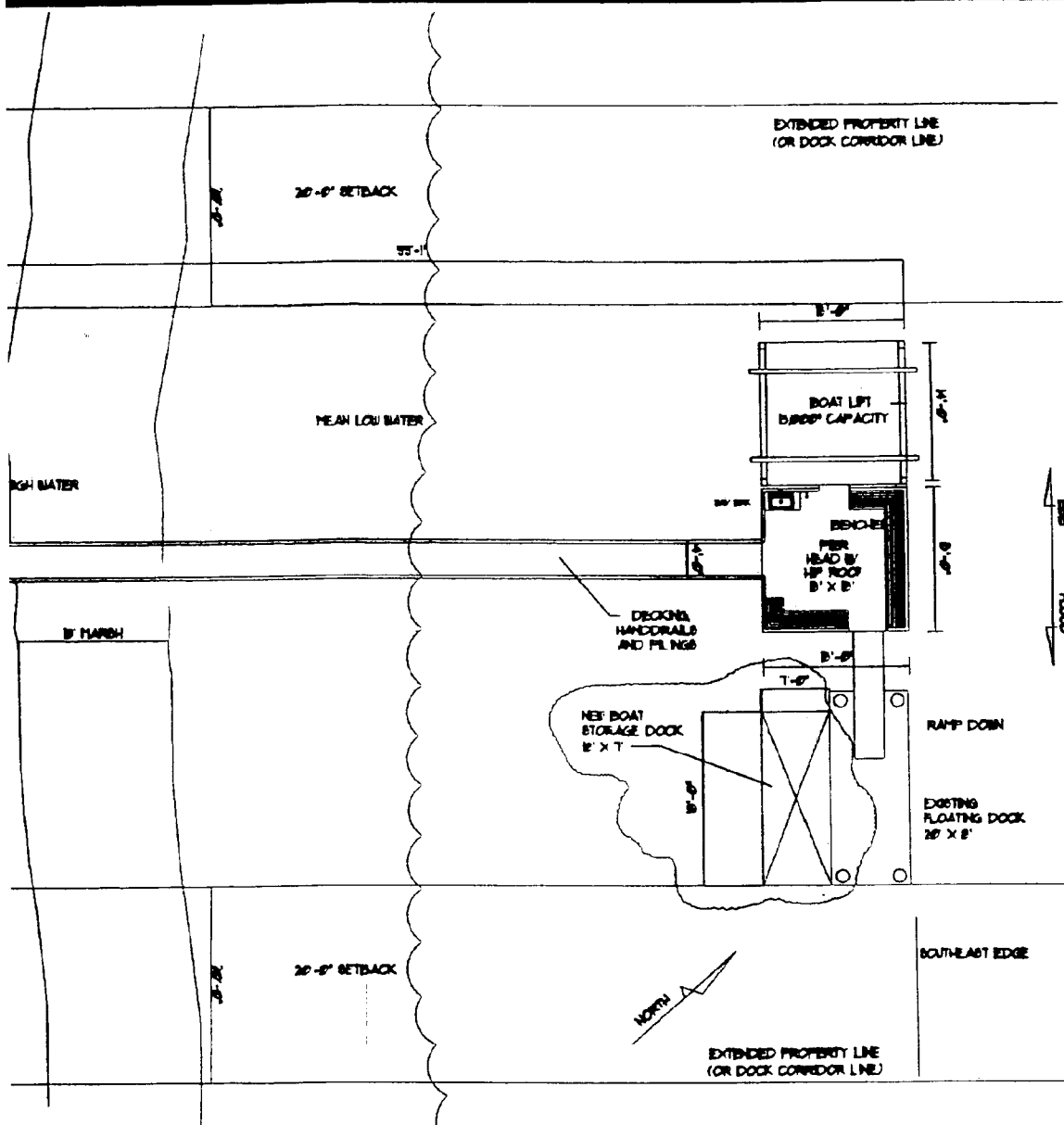
DOCK FLA



CDL
CURT DAVIS & ASSOCIATES

1137 WASHINGTON STREET, SUITE 800
COLLEEN BOOT (CAROL) SHOO
PHONE (800) 780-8007
JAJ (800) 780-8014
WWW.CAROLSHOO.COM

DOCK



OWNERS

DOCK PLAN

entire

NTB

maine

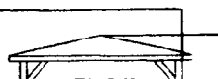
PROPOSED : FLOATING DOCK

IN : INTRA-COSTAL WATERWAY

AT : SULLIVAN ISLAND, S.C.
CHARLESTON COUNTY

APPLICATION BY : GENTRY DEVELOPMENT

Amend
2004-1E-042
9/23/05





C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.


PUBLIC NOTICE

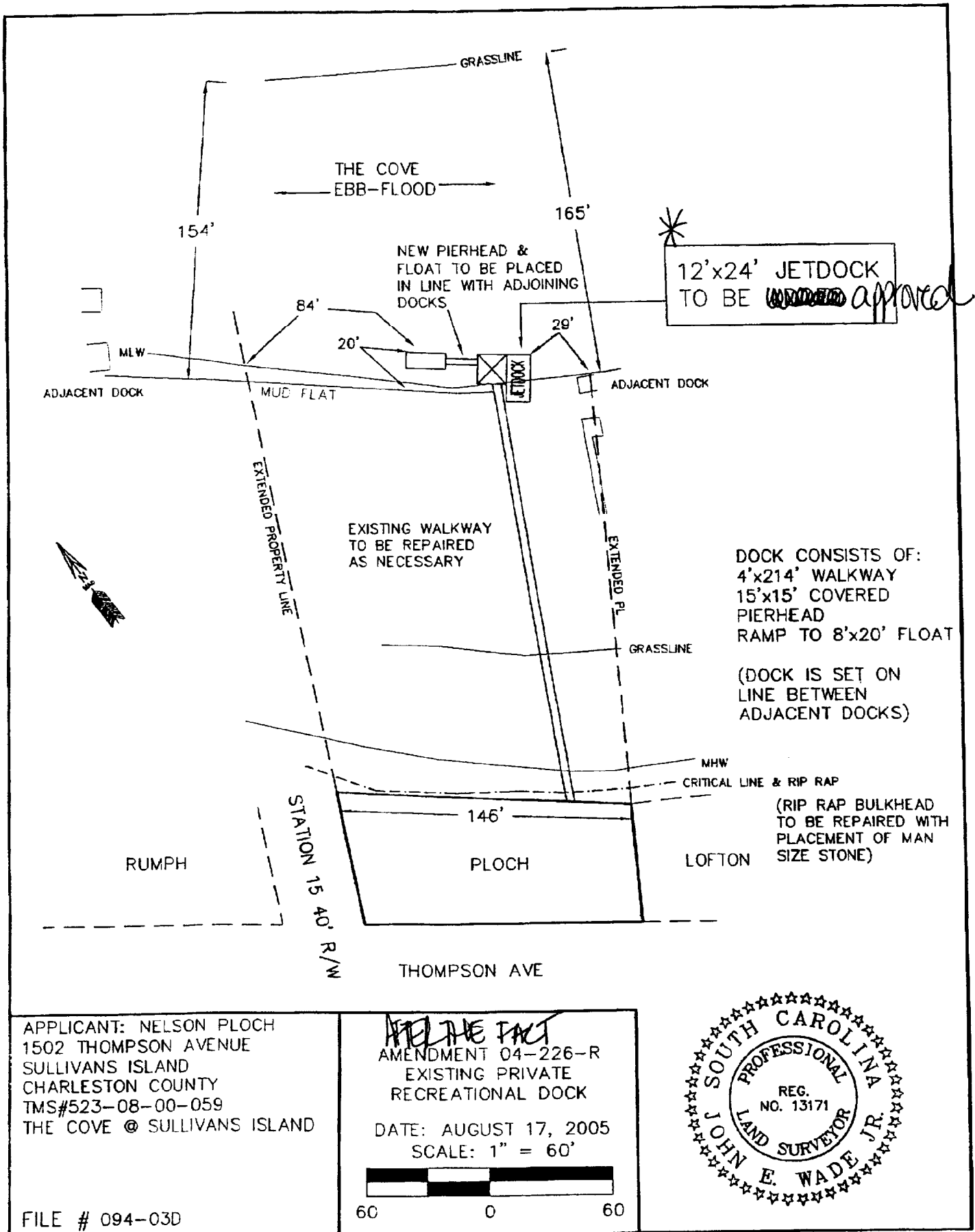
Amendment

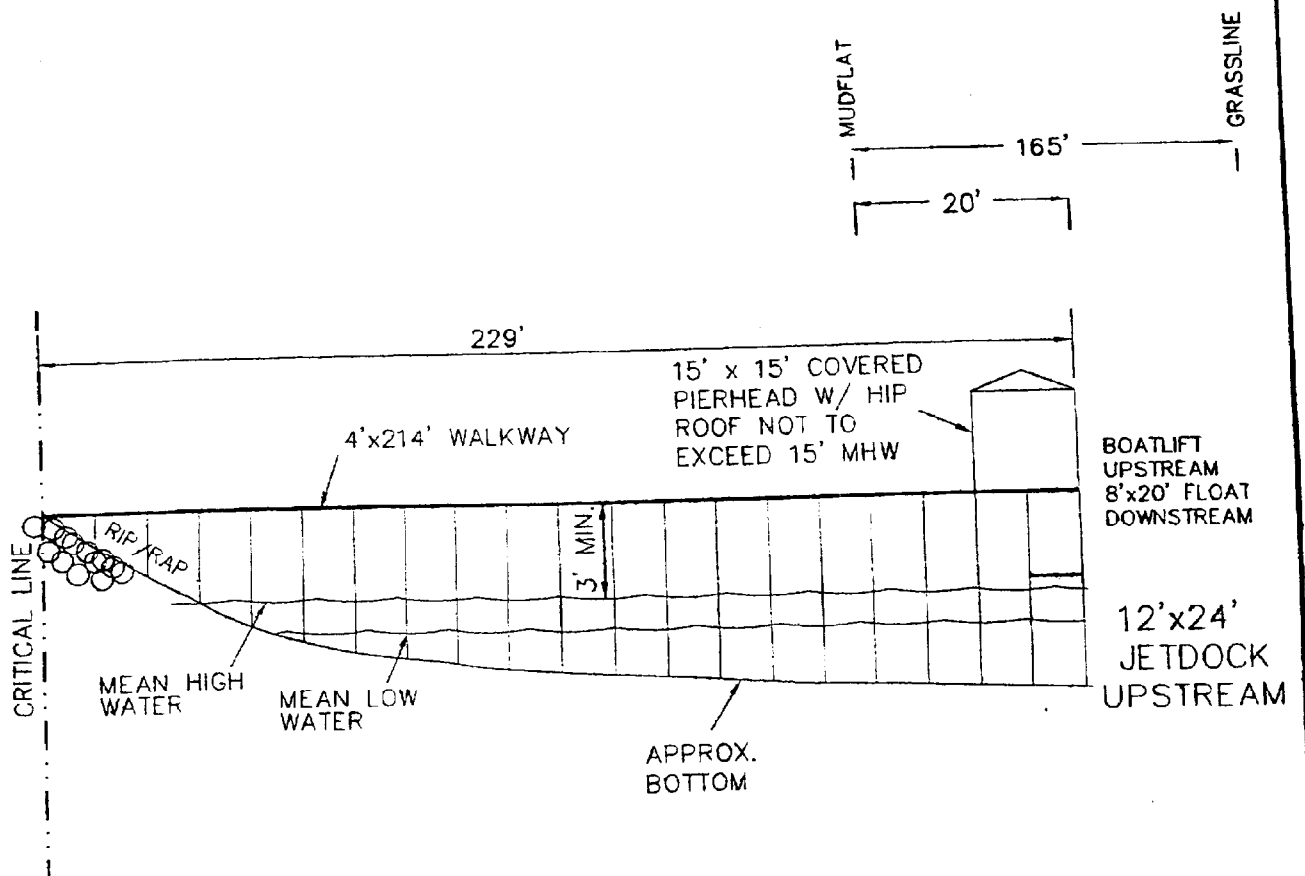
The permittee for **P/N# OCRM-04-226-R, NELSON PLOCH**, has requested an after the fact amendment to that issued permit. The applicant has added a 12' x 24' floating jet dock to the existing structure. The applicant is seeking approval to keep this structure. The amendment is for additions to a private recreational dock on the Cove, 1502 Thompson Ave, Sullivan's Island, Charleston County, South Carolina.

Comments will be received on this amendment request until October 3, 2005. For further information please contact the project manager for this activity, Tess Rodgers, 843-747-4323 ext. 116.

September 23, 2005







MAN SIZE STONE TO BE
PLACED AS NECESSARY
FOR REPAIR OF EXISTING
RIP RAP BULKHEAD

APPLICANT: NELSON PLOCH
1502 THOMPSON AVENUE
SULLIVANS ISLAND
CHARLESTON COUNTY
TMS#523-08-00-059
THE COVE @ SULLIVANS ISLAND

FILE # 094-03D

APPROVED THE FACT
AMENDMENT 04-226-R
EXISTING PRIVATE
RECREATIONAL DOCK
DATE: AUGUST 17, 2005

NO SCALE





C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

Notification of Public Notice

Enclosed are public notices issued by the SCDHEC Office of Ocean and Coastal Resource Management. All interested parties are allowed 30 days for major developments and 15 days for minor developments after receipt of the public notices to file written comments to the OCRM pertaining to the applications. Only those comments received within this period must be reviewed by the OCRM in processing the permit application. Any person wishing notification of the initial OCRM decision on any specific public notice must make written request within the designated review period for that public notice.

APPLICANT	PUBLIC NOTICE NUMBER	SUSPENSE DATE
Barnaby Henderson	OCRM-05-258-M	October 8, 2005
William Gregorie	OCRM-05-260-M	October 8, 2005
Ned Legare	OCRM-05-265-M	October 8, 2005
Charles Ferguson	OCRM-05-929	October 8, 2005
Carman Ferguson	OCRM-05-930	October 8, 2005
Michele James	OCRM-05-939	October 8, 2005
Samuel Bauer	OCRM-05-942	October 8, 2005

September 23, 2005

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue • Suite 400 • Charleston, SC 29405

Phone: (843) 744-5838 • Fax: (843) 744-5847 • www.scdhec.gov

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE

September 23, 2005

Permit Number: OCRM-05-258-M
Permit ID: 53261

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Barnaby Henderson
1482 Burning Tree Road
Charleston, SC 29412

LOCATION: On and adjacent to the Wadmalaw Sound at 7122 Lady Elizabeth Lane, Wadmalaw Island, Charleston County, South Carolina.
TMS#: 158-00-00-049.

WORK: The work as proposed and shown on the attached plans consists of constructing a dock. Specifically, the structure will have a 4' by 155' walkway with handrails with a 10' by 12' covered pierhead with handrails on its' upstream side. The purpose of the activity is for the applicant's private recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

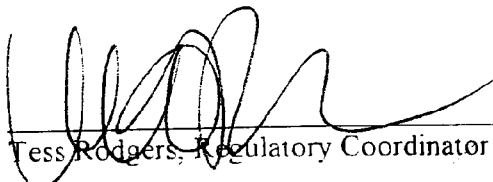
The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005. For further information please contact the project manager for this activity, Fred Mallett at 843-747-4323 ext. 119.

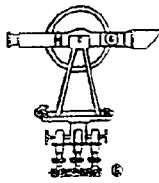
PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

Please refer to P/N# OCRM-05-258-M



Tess Rodgers, Regulatory Coordinator



GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS

8171 Savannah Highway
Ravenel South Carolina 29470
(845) 868-1462 Charleston No. 722-8682 Edisto No. 868-1465

Waters of Wadmalaw Sound

Ebb

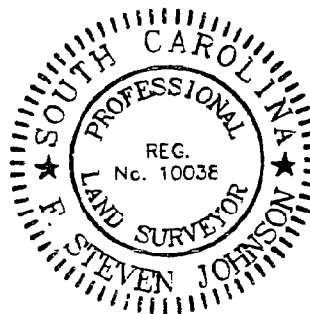
Flood

Mean Low Water

Edge of Marsh Grass

10.0'
12.0'
Fier Head
Covered

4' Walkway

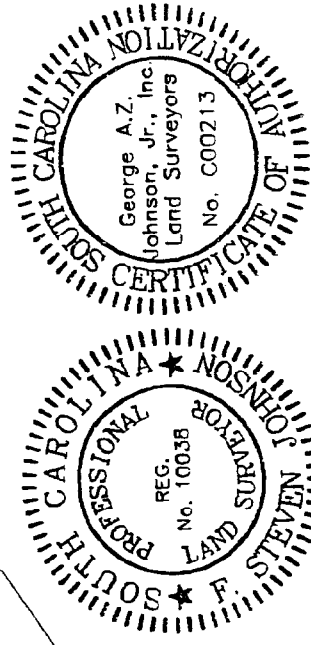
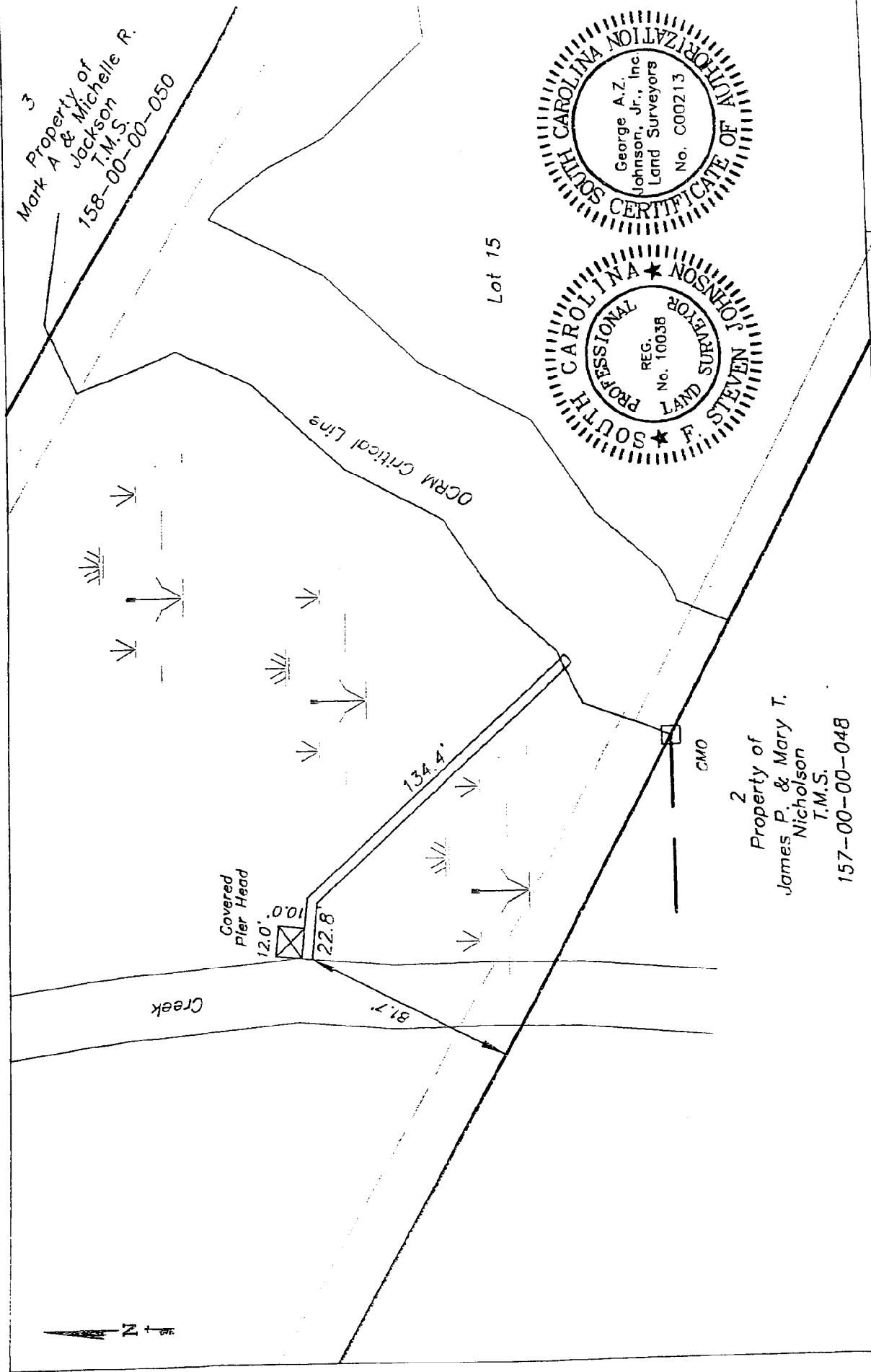


Applicant: Barney Henderson
Activity: Private Recreational Dock

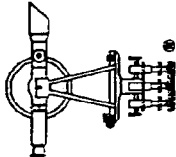
P/N# OCRM-05-258-M

Location:
7122 Lady Elizabeth Lane
Wadmalaw Island SC, 29487
County: Charleston
Date: 9 December 2004

Adjacent Property Owners:
1-Martins Point, LP
2-James P. & Mary T.
Nicholson
3-Mark A & Michelle R.
Locke

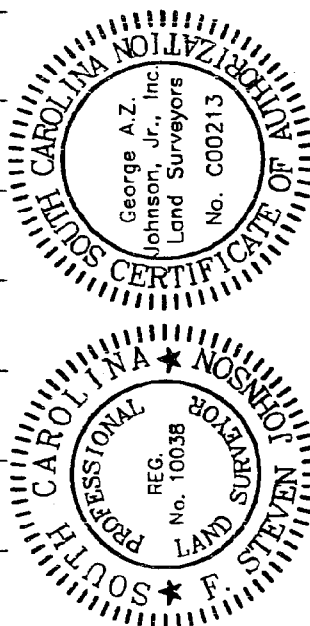
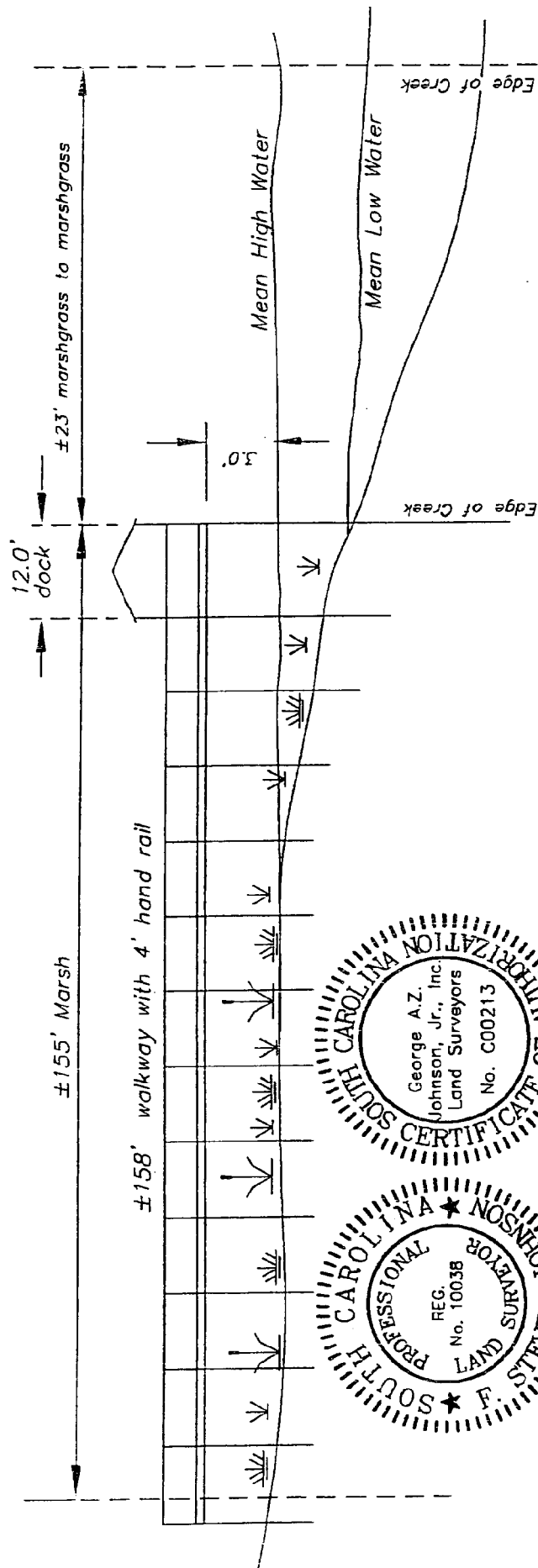


Applicant: Barney Henderson Activity: Private Recreational Dock P/N# DCRM-05-258-M JOB # 20554	Location: 7122 Lady Elizabeth Lane Wadmalaw Island SC, 29487 County: Charleston Date: 9 December 2004 Revised Date: 16 AUGUST 2005	Adjacent Property Owners: 1-Martins Point, LP 2-James P. & Mary T. Nicholson 3-Mark A & Michelle R. Jackson
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GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS

8171 Savannah Highway
Ravenel, South Carolina 29470
(843) 880-1482 Charleston No. 722-3882 Edisto No. 889-1485



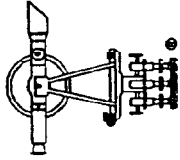
Applicant: Barney Henderson
Activity: Private Recreational Dock

P/N# DCRM-DS-258-M
JOB # 20554

Location: 7122 Lady Elizabeth Lane
Wadmalaw Island SC, 29487

County: Charleston
Date: 9 December 2004
Revised Date: 16 AUGUST 2005

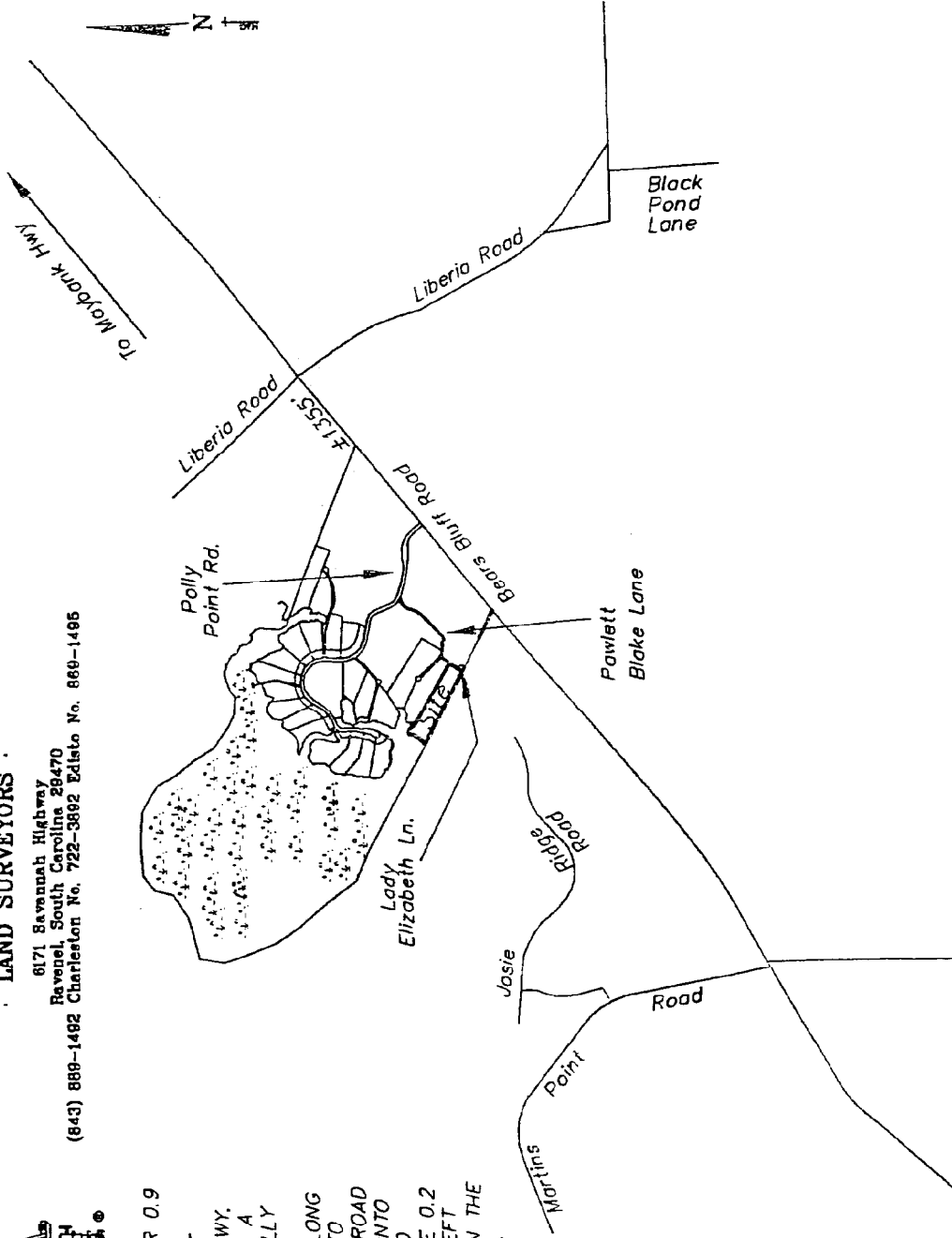
Adjacent Property Owners:
1-Martins Point, LP
2-James P. & Mary T. Nicholson
3-Mark A & Michelle R. Jackson



GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS

6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 880-1492 Charleston No. 722-3892 Edisto No. 880-1495

FROM RIVERS AVENUE TAKE A LEFT ONTO COSGROVE AVENUE (SC HWY. 7) FOLLOW FOR 0.9 MILE AND MERGE ONTO I-26 EAST TOWARD CHARLESTON. DRIVE FOR 4.3 MILES TO EXIT 221A, KING STREET/SAVANNAH ON TO US HWY. 17 SOUTH. FOLLOW 17 SOUTH 1.9 MILES TO A SLIGHT LEFT ONTO , WHICH IS HWY. 171, FOLLY ROAD FOLLOW FOR 1.1 MILE TO MAYBANK HIGHWAY, SC HWY. 700. DRIVE 10 MILES ALONG MAYBANK HWY. STAY STRAIGHT TO GO ON TO BEARS BLUFF ROAD. FOLLOW BEARS BLUFF ROAD 4.9. MILES TO POLLY POINT. TURN RIGHT ONTO POLLY POINT ROAD AND DRIVE 0.2 MILES TO PAWLETT BLAKE LANE TURN LEFT AND DRIVE 0.2 MILES. LADY ELIZABETH LANE IS TO THE LEFT AT THE "Y" IN THE ROADS. THE SITE IS ON THE RIGHT, THE LAST LOT ON THE CUL-DE-SAC.



LOCATION MAP NOT TO SCALE

Applicant: Barney Henderson
Activity: Private Recreational Dock
P/N# OUM-05-258-M
JOB # 20554

Location: 7122 Lady Elizabeth Lane
Wadmalaw Island SC, 29487
County: Charleston
Date: 9 December 2004
Revised Date: 16 AUGUST 2005

Adjacent Property Owners:
1-Martins Point, LP
2-James P. & Mary T. Nicholson
3-Mark A & Michelle R. Jackson

**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE**

September 23, 2005

Permit Number: OCRM-05-260-M
Permit ID: 53274

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: William D. Gregorie, III
C/O Thomas L. Evans
P.O. Box 464
Pinopolis, SC 29469

LOCATION: On and adjacent to Tom Point Creek at Lot 6, 0 Tom Point Road, Yonges Island, Charleston County, South Carolina.
TMS#: 094-00-00-021.

WORK: The work as proposed and shown on the attached plans consists of constructing a dock. Specifically, the structure will have a 4' by 202' walkway leading to a 20' by 20' covered fixed pierhead, both with handrails. A 3' x 3' x 8' bench storage locker is proposed for the pierhead. On the upstream side of the pierhead a ramp will lead to a 10' by 20' floating dock. The applicant also proposes to install a 12' by 12' four-pile boatlift on the downstream side of the proposed pierhead. The purpose of the activity is for the applicant's private recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

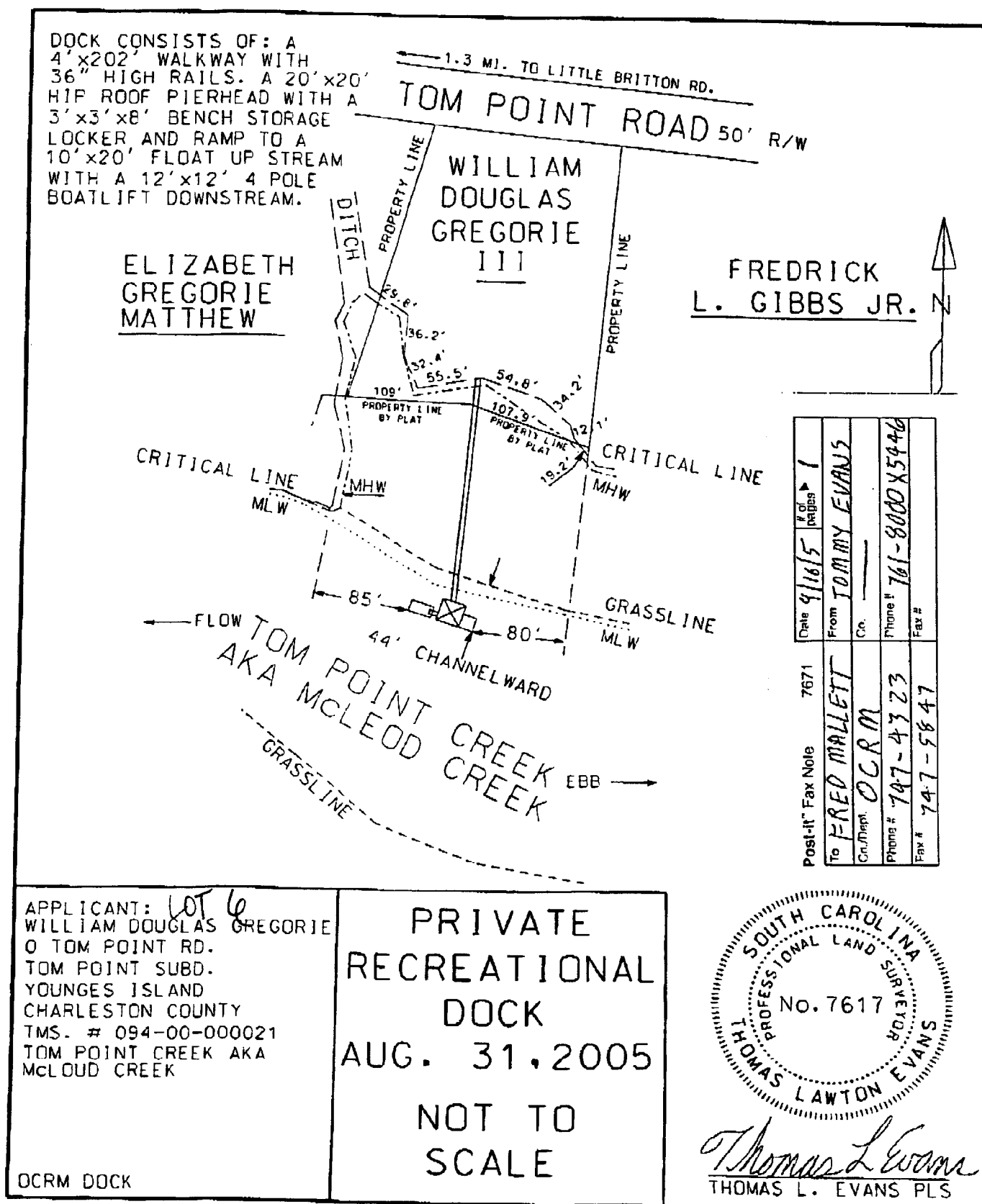
To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005. For further information please contact the project manager for this activity, Fred Mallett at 843-747-4323 ext. 119.

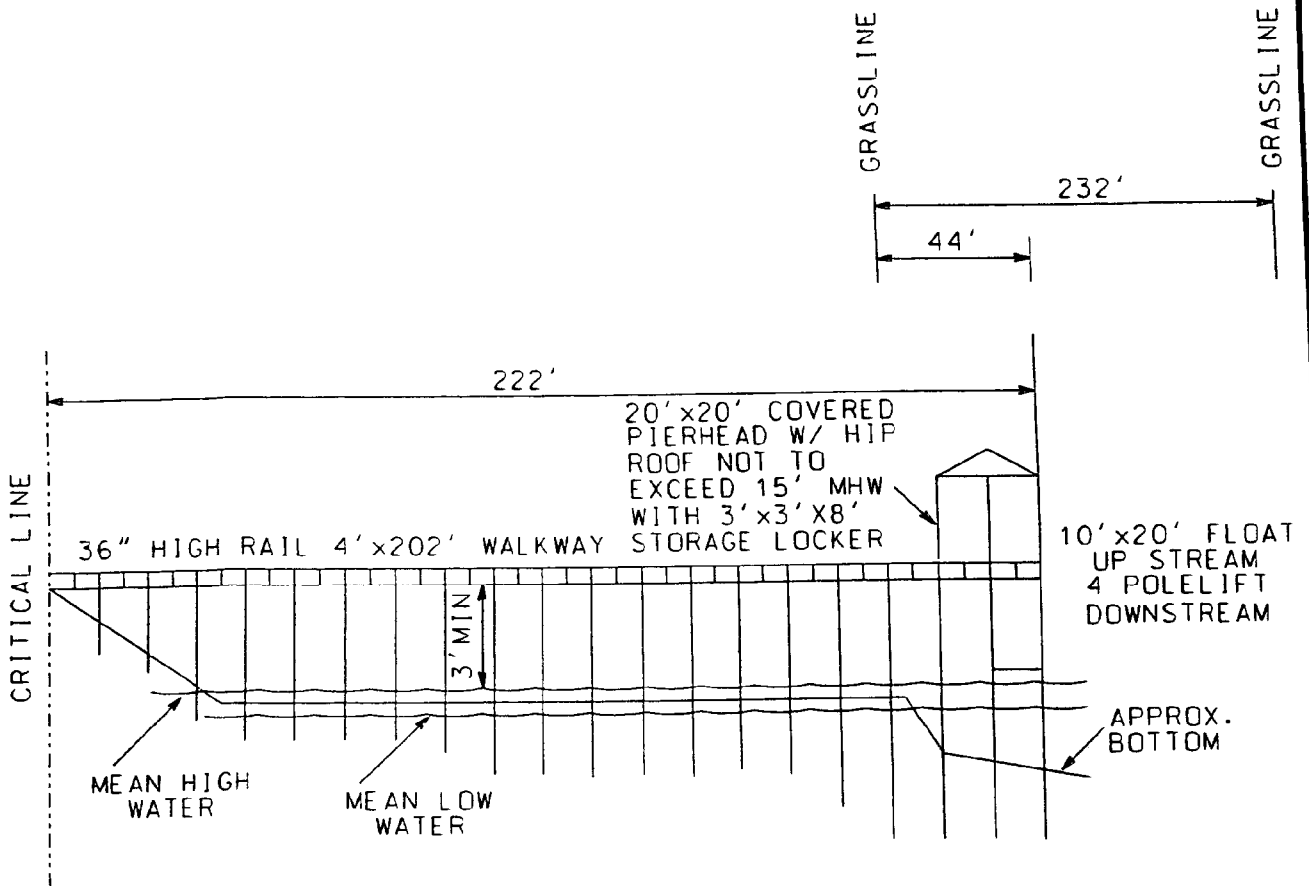
PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

Please refer to P/N# OCRM-05-260-M


Tess Rogers, Regulatory Coordinator

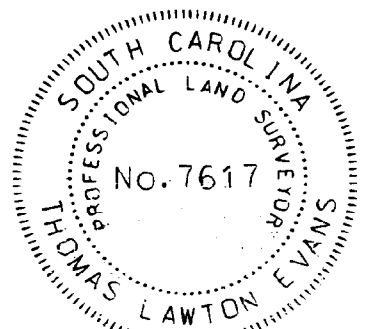




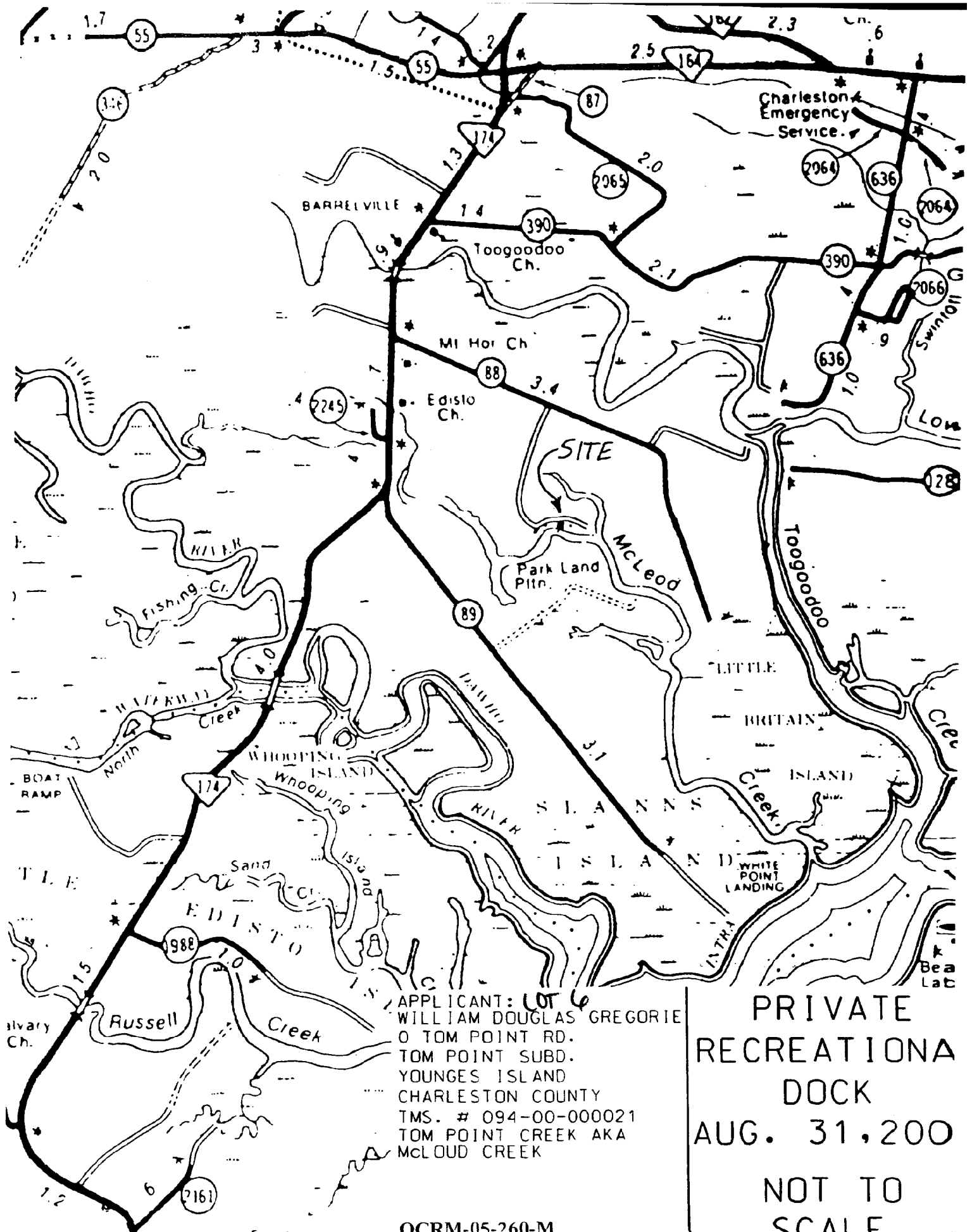
APPLICANT: **LOT 6**
 WILLIAM DOUGLAS GREGORIE
 O TOM POINT RD.
 TOM POINT SUBD.
 YOUNGES ISLAND
 CHARLESTON COUNTY
 TMS. # 094-00-000021
 TOM POINT CREEK AKA
 MCLOUD CREEK

OCRM-05-260-M

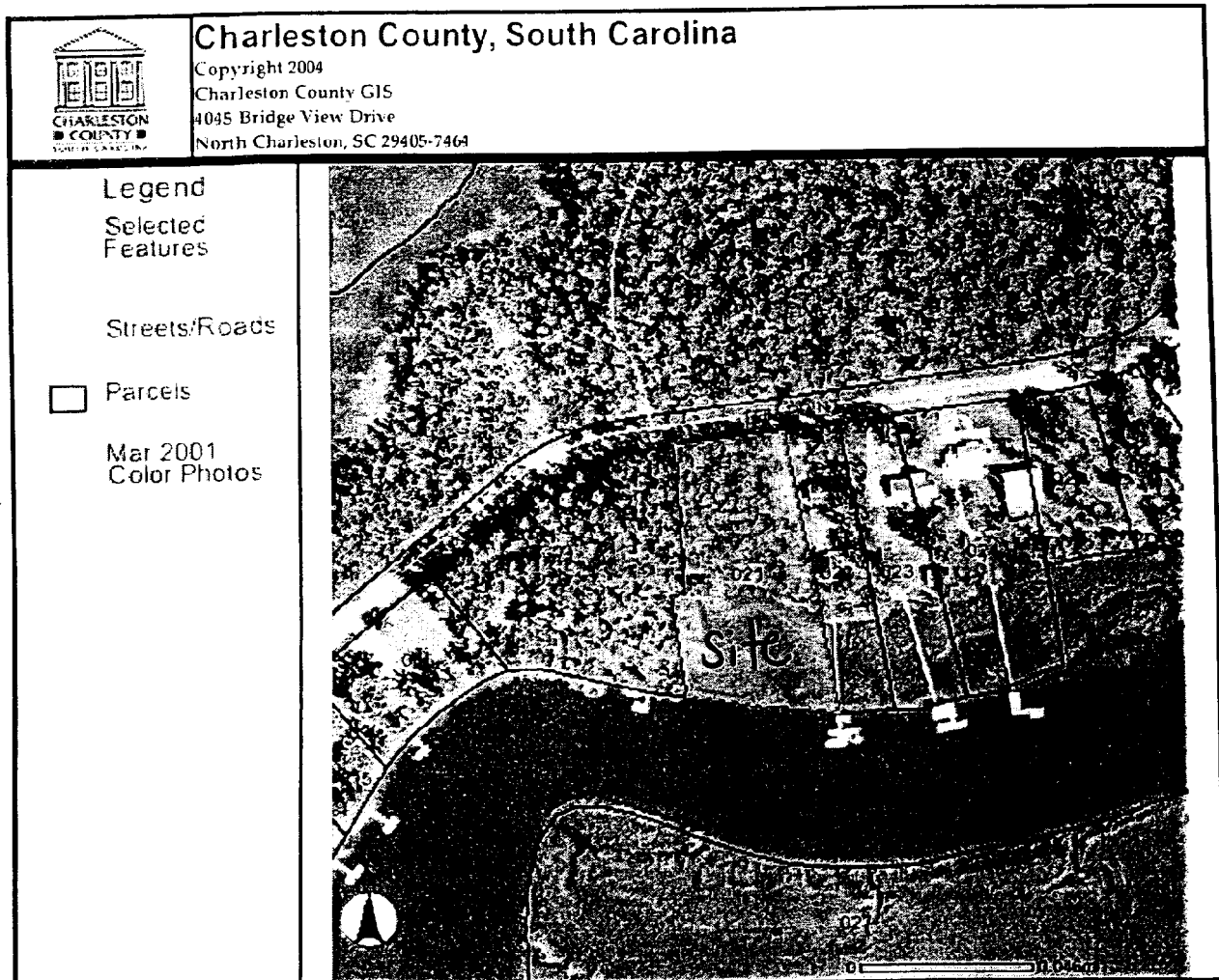
PRIVATE
 RECREATIONAL
 DOCK
 AUG. 31, 2005
 NOT TO
 SCALE



Thomas L. Evans
 THOMAS L. EVANS PLS



OCRM-05-260-M



**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE**

September 23, 2005

Permit Number: OCRM-05-265-M
Permit ID: 53323

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Ned Legare
C/O John E. Wade, Jr.
P.O. Box 686
Isle Of Palms, SC 29451

LOCATION: On and adjacent to Legare Creek at 6860 Point Farm Road Extension, Wadmalaw Island, Charleston County, South Carolina.
TMS#: 134-00-00-025.

WORK: The work as proposed and shown on the attached plans consists of constructing a dock. Specifically, the structure will have a 4' by 384' walkway leading to a 20' by 20' covered fixed pierhead. On the upstream side of the pierhead a ramp will lead to a 10' by 20' floating dock with a single mooring piling on its' upstream end. The applicant also proposes to install a 14' by 18' four-pile boatlift on the downstream side of the proposed pierhead. The purpose of the activity is for the applicant's private recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

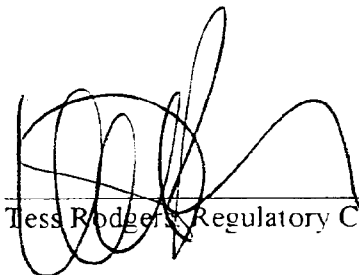
The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005. For further information please contact the project manager for this activity, Fred Mallett at 843-747-4323 ext. 119.

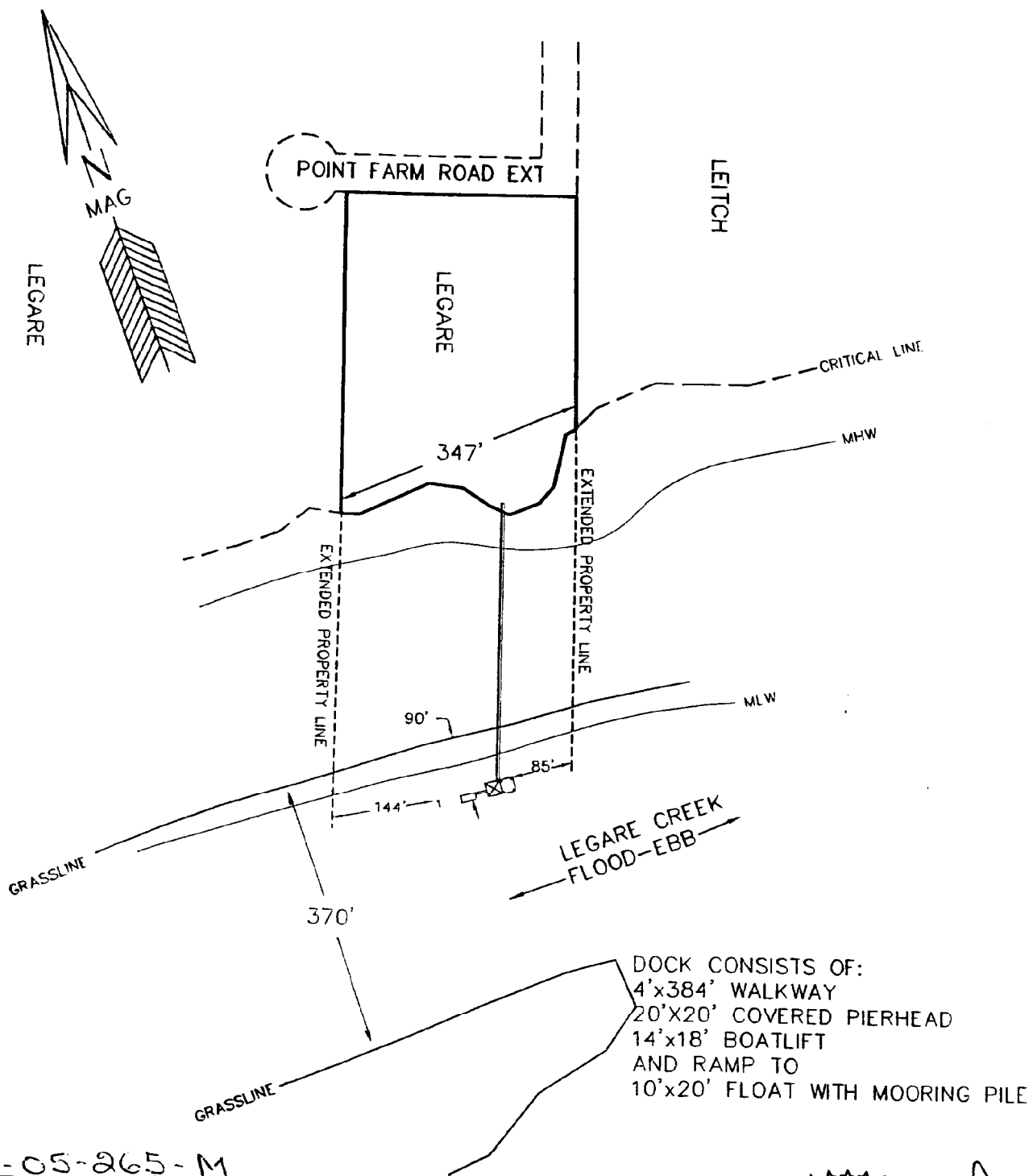
PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

Please refer to P/N# OCRM-05-265-M



Tess Rodgers, Regulatory Coordinator



DOCK CONSISTS OF:
 4'x384' WALKWAY
 20'x20' COVERED PIERHEAD
 14'x18' BOATLIFT
 AND RAMP TO
 10'x20' FLOAT WITH MOORING PILE

OCRM-05-265-M

APPLICANT: NED LEGARE
 6860 POINT FARM ROAD EXT.
 POINT FARM
 WADMALAW ISLAND
 CHARLESTON COUNTY
 TMS# 134-00-00-025
 LEGARE CREEK

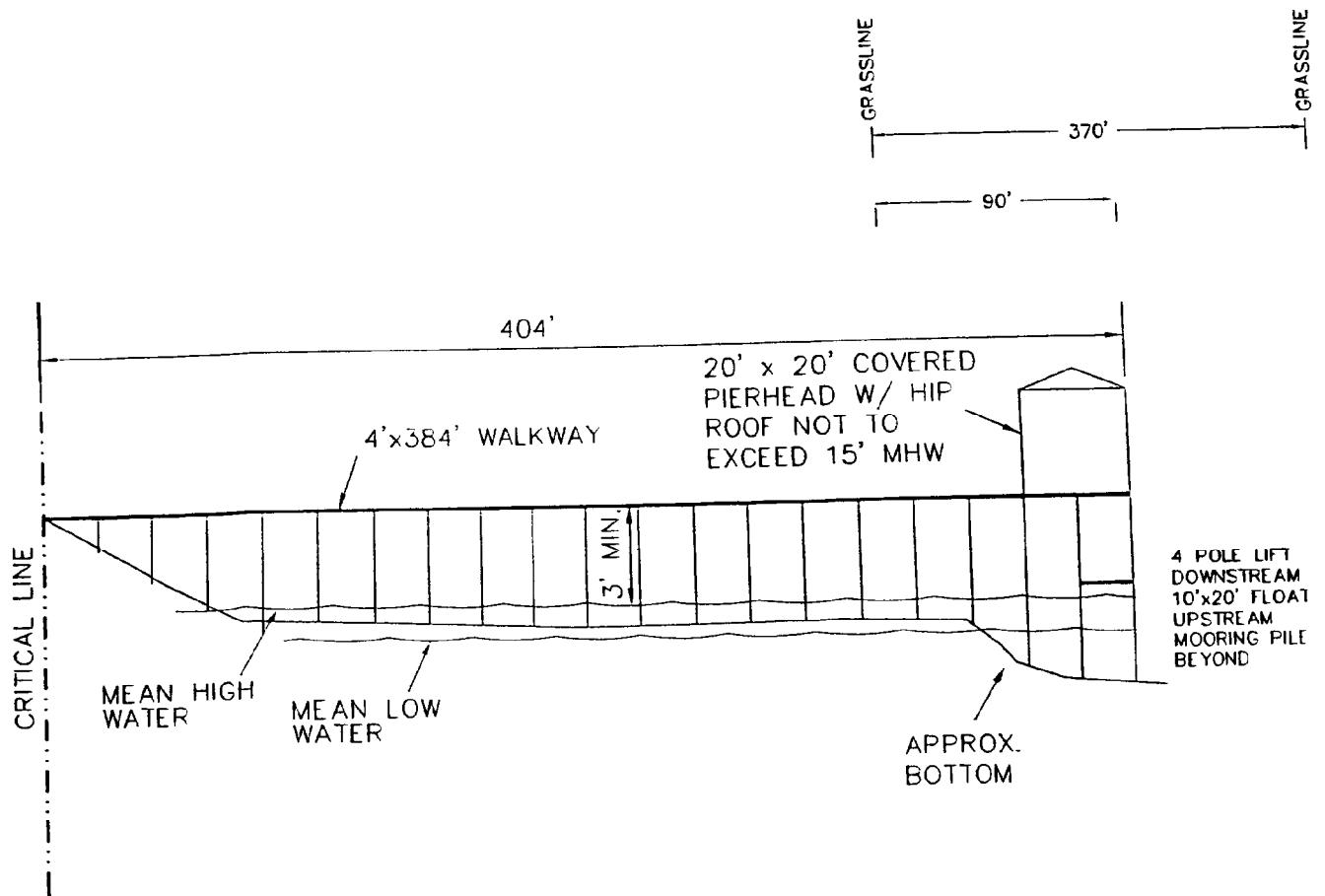
FILE #03-90D

PRIVATE
 RECREATIONAL DOCK

DATE: SEPTEMBER 9, 2005
 SCALE: 1" = 200'

200 0 200

SOUTH CAROLINA
 PROFESSIONAL SURVEYOR
 NO. 13171
 JOHN E. WADE JR.



DCRM-05-265-M

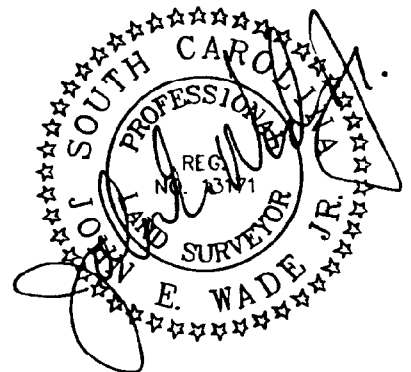
APPLICANT: NED LEGARE
6860 POINT FARM ROAD EXT.
POINT FARM
WADMALAW ISLAND
CHARLESTON COUNTY
TMS# 134-00-00-025
LEGARE CREEK

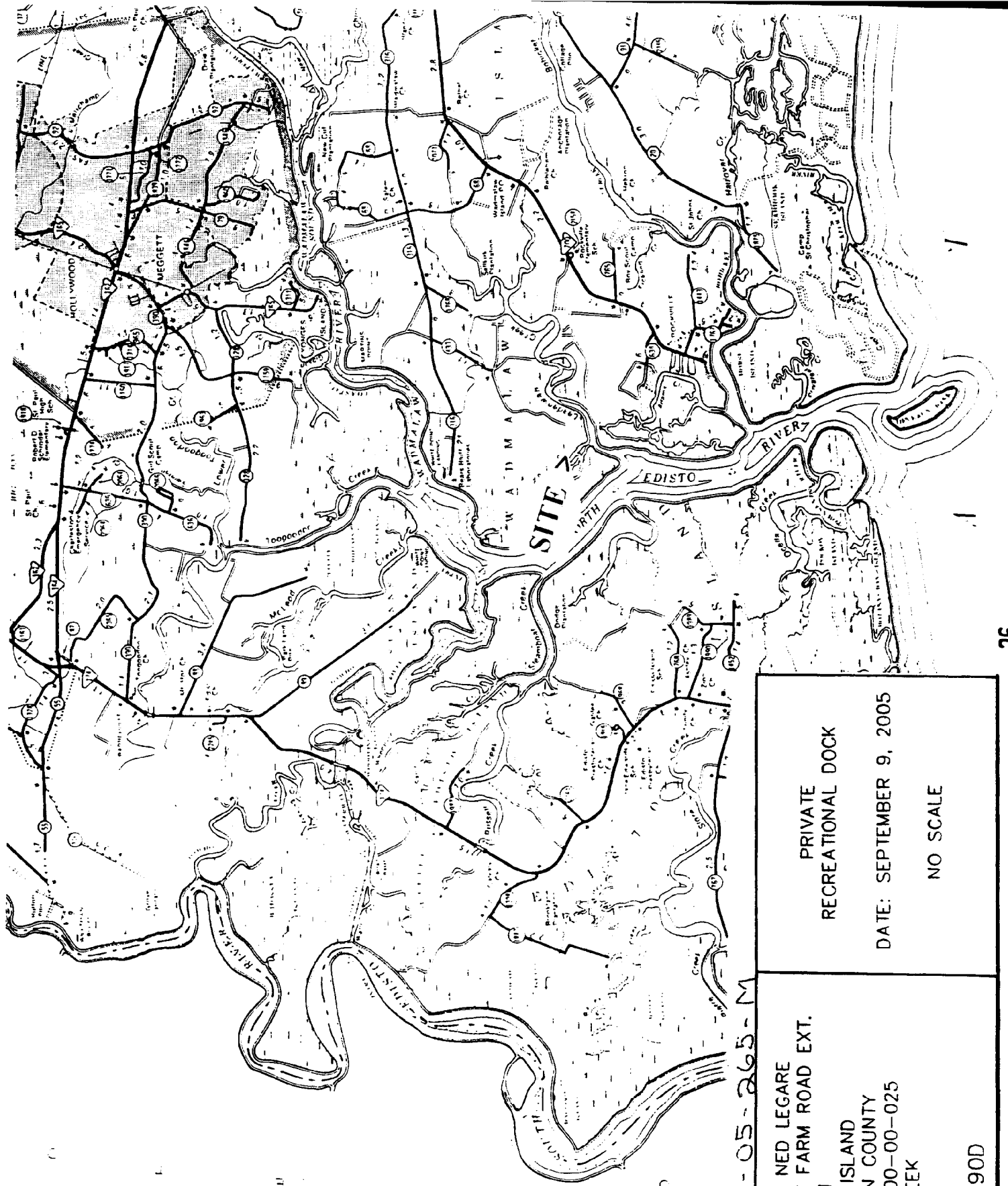
FILE #03-90D

PRIVATE
RECREATIONAL DOCK

DATE: SEPTEMBER 9, 2005

NO SCALE





CRM-05-265-M

APPLICANT: NED LEGARE
6860 POINT FARM ROAD EXT.
POINT FARM
WADMALAW ISLAND
CHARLESTON COUNTY
TMS# 134-00-00-025
LEGARE CREEK

PRIVATE
RECREATIONAL DOCK

DATE: SEPTEMBER 9, 2005

NO SCALE

FILE #03-90D

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE

September 23, 2005

Permit Number: OCRM-05-929
Permit ID: 53301

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Charles R Ferguson
1105 Middleton Street
Beaufort SC 29902

LOCATION: On and adjacent to McCalleys Creek at 3 Sunmist Dr. Seabrook, Beaufort County, South Carolina.
TMS#: R100-0015-0222-0000.

WORK: The work as proposed consists of constructing a private dock. The proposed structure will have a 6'x205' walkway with handrails leading to 16'x16' covered fixed pierhead. Channelward of the pierhead will be a 3'x24' ramp leading to a 10'x40' floating dock. To the right of the pierhead will be a 10'x16', 4 pile boatlift. The purpose for the dock is for the property owner's private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005.

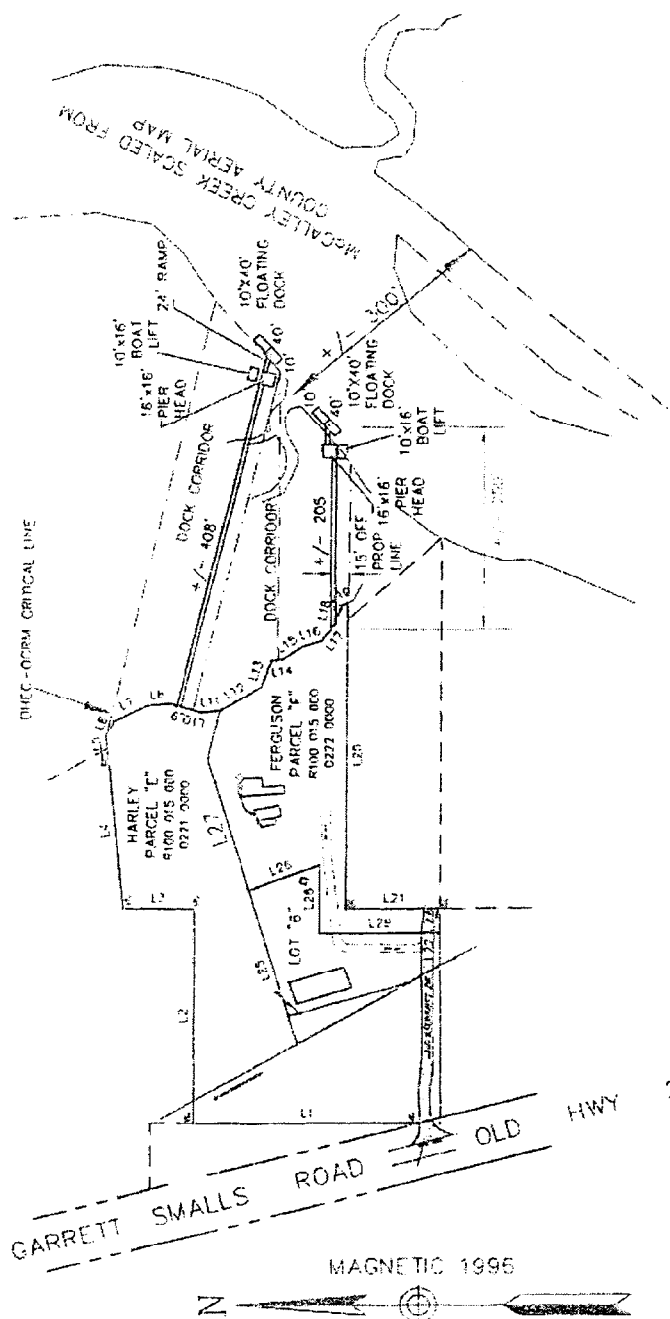
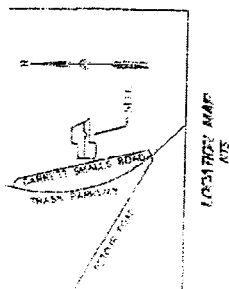
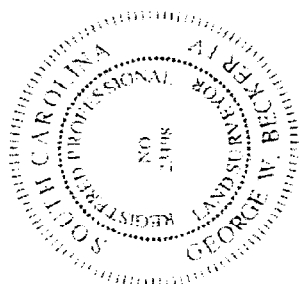
PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
104 Parker Drive
Beaufort, South Carolina 29906

Please refer to P/N# OCRM-05-929


C. W. "Rocky" Browder, III, Regional Permit Administrator

DATE: SEPTEMBER 2, 2005
SCALE: 1" = 200'



ADJACENT PROPERTY OWNERS:

SANDERS
Bromley

LOCATION: 3 SUNMIST DRIVE

SEABROOK

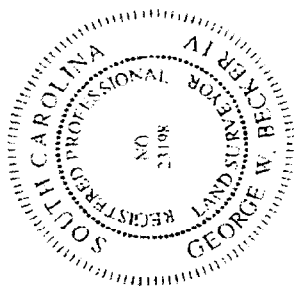
COUNTY BEAUFORT

DATE 9-13-05

APPLICANT: CHARLES R. FERGUSON

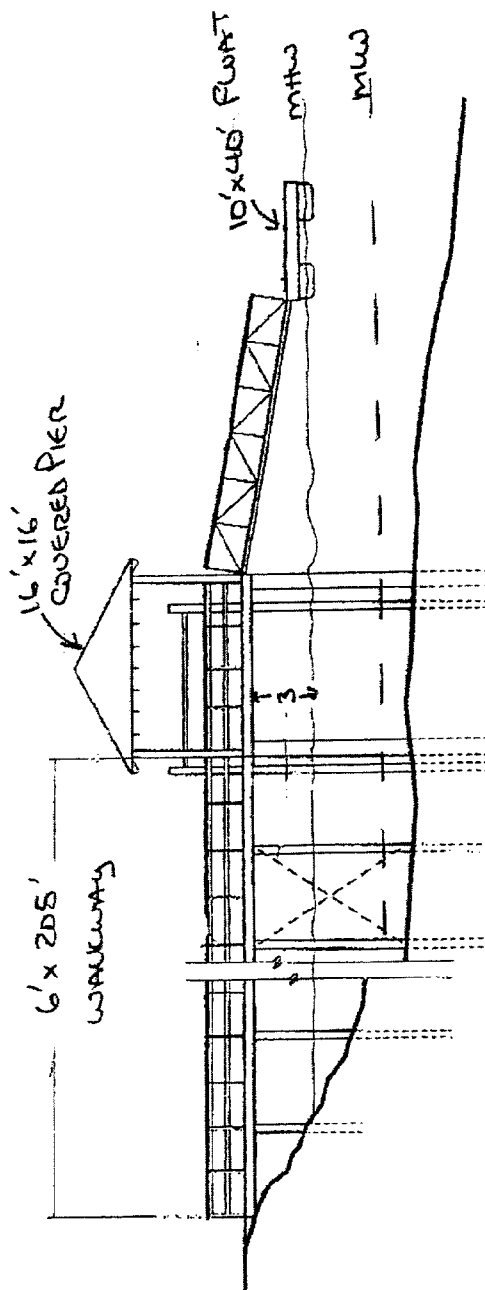
ACTIVITY: PRIVATE DOCK

P/N # DCRM-05-929



DOCK PERMIT EXHIBIT
 SHOWING PROPOSED DOCK ON PID
 # R100-015-000-0222-0000, AND
 R100 015 000 0221 0000,
 LOCATED IN BEAUFORT, BEAUFORT
 COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 2, 2005
 SCALE: 1" = 200'



ADJACENT PROPERTY OWNERS:

SANDERS

BROMLEY

LOCATION: 3 SUMMIT DRIVE
 SEABROOK

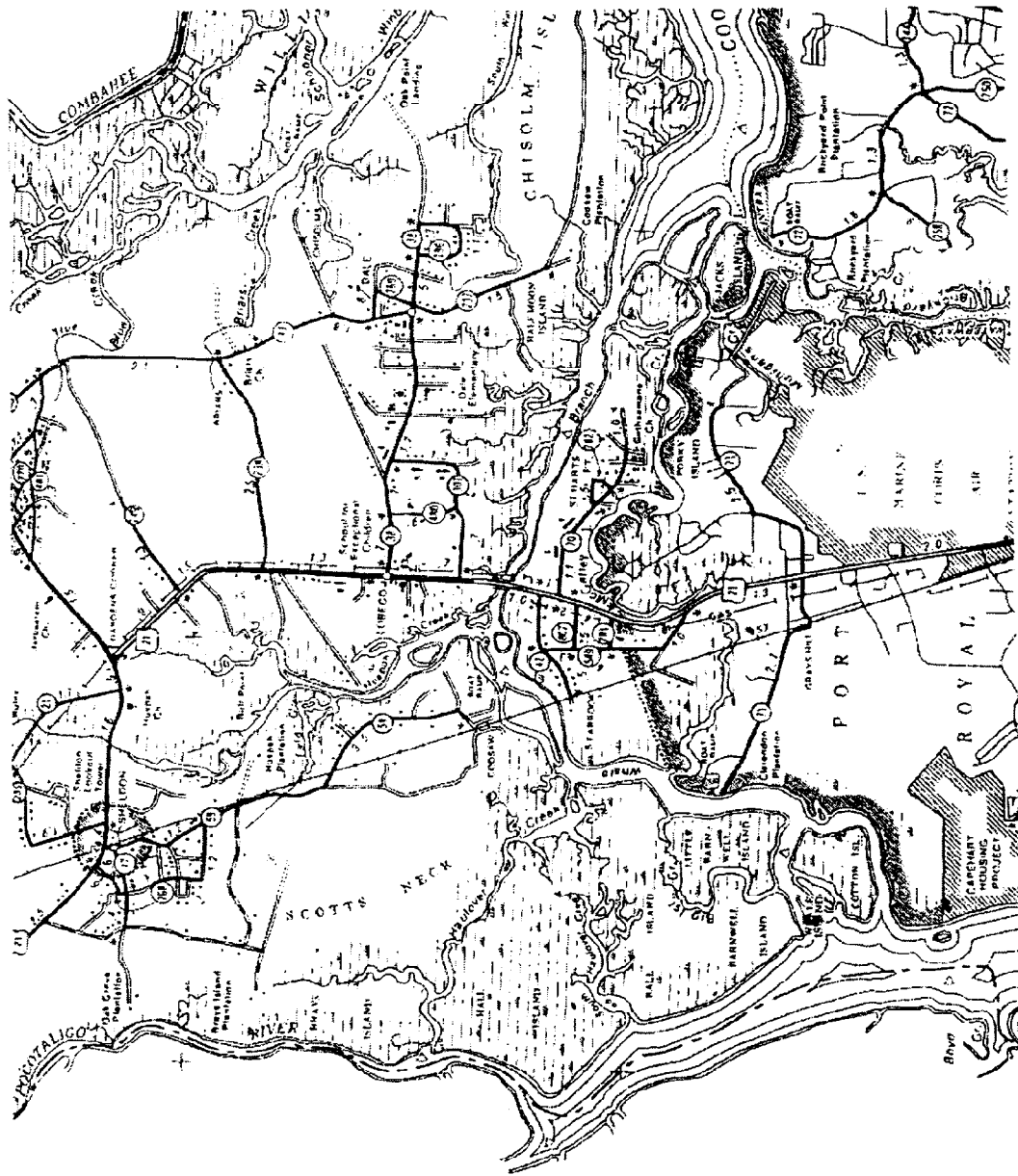
COUNTY: BEAUFORT

DATE: 9-13-05

APPLICANT: CHARLES R. FERGUSON

ACTIVITY: PRIVATE DOCK

P/N # ocrum-05-929



APPLICANT: CHARLES R. FERGUSON ACTIVITY: PRIVATE DOCK P/N # 0000-05-929	LOCATION: 3 SUMMIT DRIVE SEABROOK COUNTY: BENNETT DATE: 9-13-05	ADJACENT PROPERTY OWNERS: SANDERS BROMLEY
---	--	---

**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE**

September 23, 2005

Permit Number: OCRM-05-930
Permit ID: 53303

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Carman P Ferguson
1105 Middleton Street
Beaufort SC 29902

LOCATION: On and adjacent to McCalleys Creek at 6 Sunmist Dr, Seabrook, Beaufort County, South Carolina.
TMS#: R100-015-000-0221-0000.

WORK: The work as proposed consists of constructing a private dock. The proposed structure will have a 6'x408' walkway with handrails leading to 16'x16' covered fixed pierhead. Channelward of the pierhead will be a 3'x24' ramp leading to a 10'x40' floating dock. To the left of the pierhead will be a 10'x16' 4 pile boatlift. The purpose for the dock is for the property owner's private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

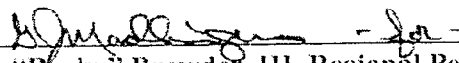
The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005.

PLEASE REPLY TO:

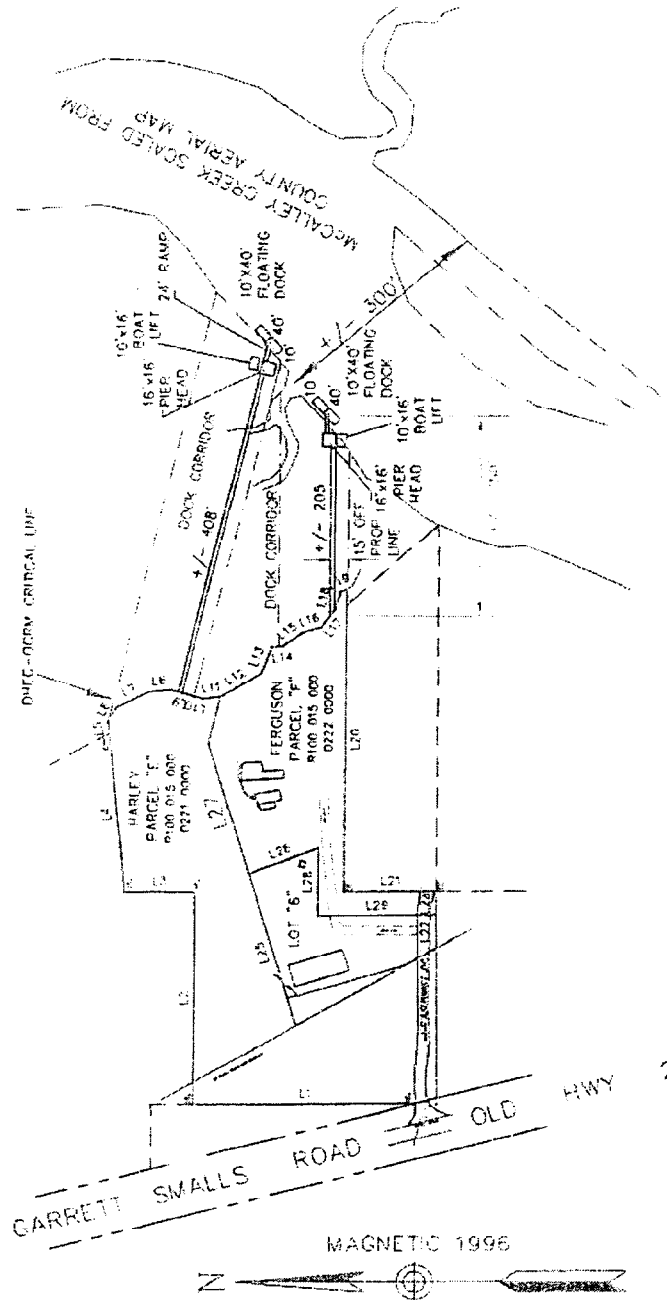
SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
104 Parker Drive
Beaufort, South Carolina 29906

Please refer to P/N# OCRM-05-930



C. W. "Rocky" Browder, III, Regional Permit Administrator

DATE: SEPTEMBER 2, 2005
SCALE: 1" = 200'



ADJACENT PROPERTY OWNERS:

SANDERS
Bromley

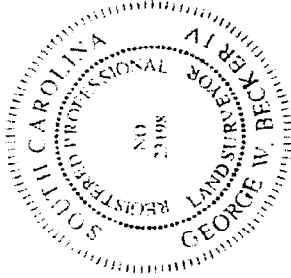
LOCATION: 6 SUMMIT DRIVE
SEABROOK

COUNTY: Benton

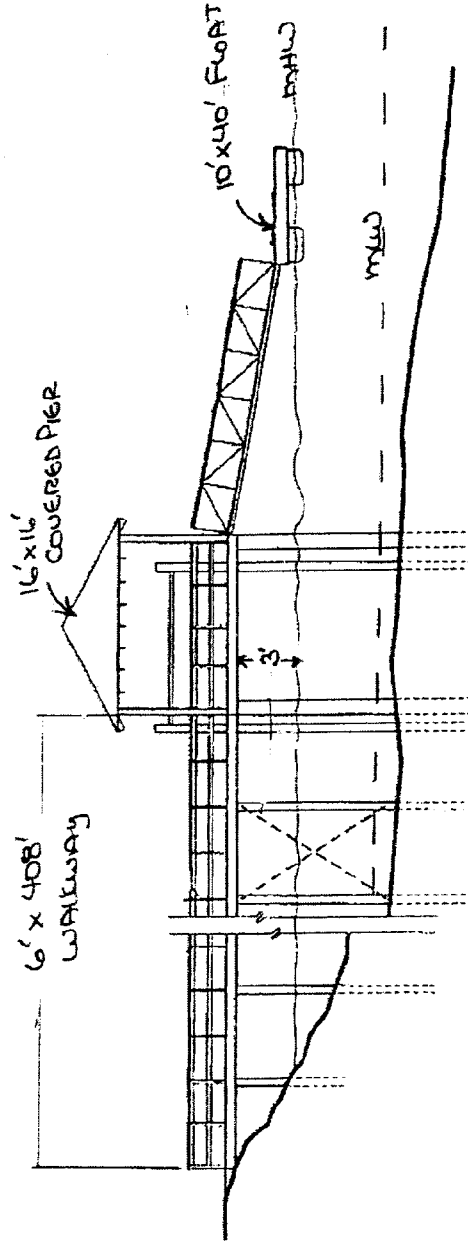
DATE 9-13-05

APPLICANT: CARMAN P. FERGUSON
ACTIVITY: PRIVATE DOG.

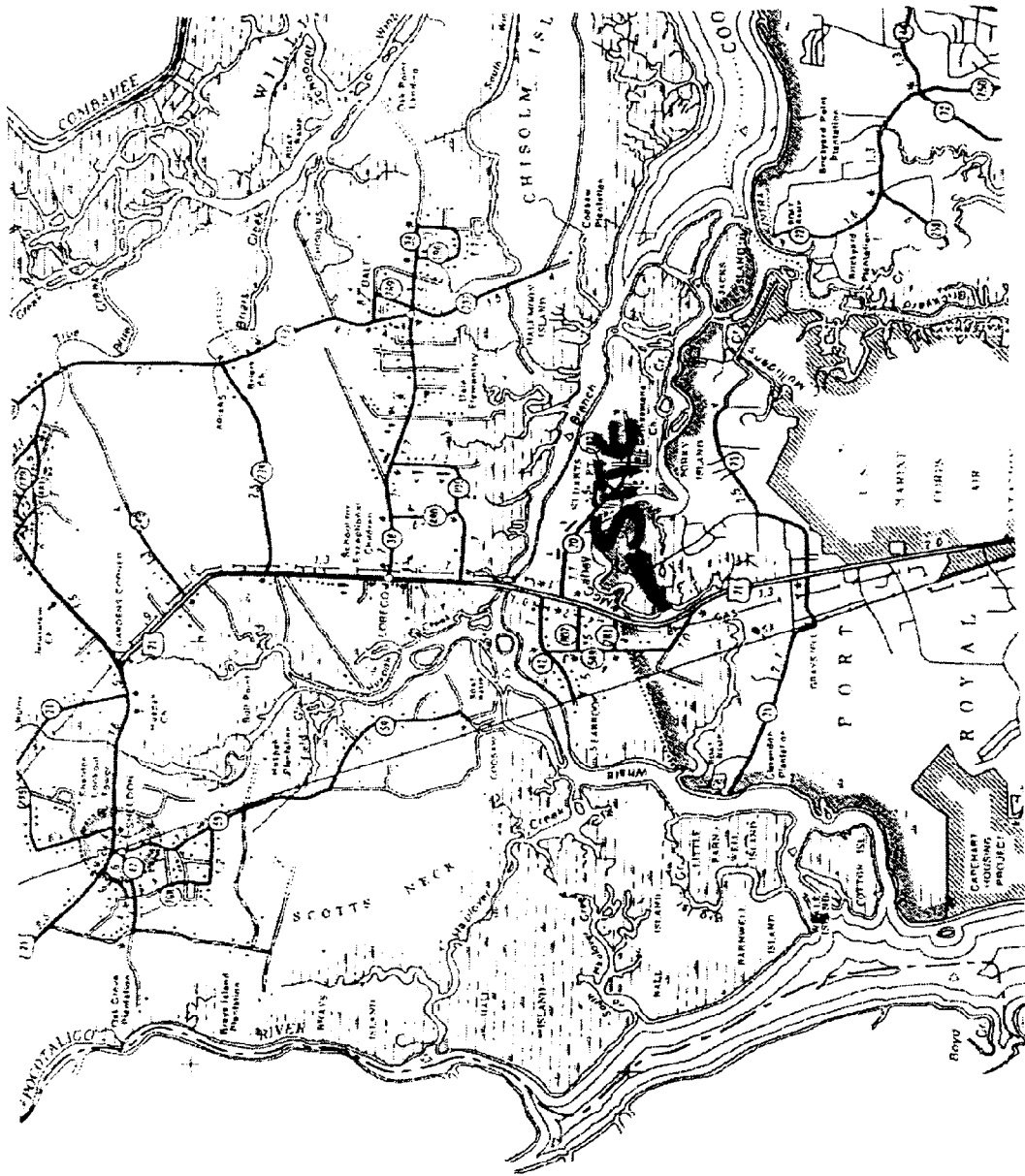
P/N / DCRM-DS-930



DOCK PERMIT EXHIBIT
SHOWING PROPOSED DOCK ON PID
R100-015-000-0222-0000, AND
R100 015 000 0221 0000,
LOCATED IN BEAUFORT, BEAUFORT
COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 2, 2005
SCALE: 1" = 200'



APPLICANT: CARMAN P. FERGUSON	LOCATION: 6 SUMMIT DRIVE SEABROOK	ADJACENT PROPERTY OWNERS: SANDERS Bromley
ACTIVITY: PRIVATE DOCK	COUNTY: BEAUFORT	
P/N # 0000-05430	DATE: 9-13-05	



ADJACENT PROPERTY OWNERS:

SANDERS
BROMLEY

LOCATION: 6 SONMIST DRIVE

SEASPOOK

COUNTY: BEAUFORT

DATE: 9-13-05

APPLICANT: CARMAN P. FERGUSON

ACTIVITY: PRIVATE DOCK

P/N # 00000-05-930

**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE**

September 23, 2005

Permit Number: OCRM-05-939
Permit ID: 53314

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Michele O James
254 West Branch Road
Ridgeland SC 29936

LOCATION: On and adjacent to West Branch Boyd Creek at 254 W Branch Rd, Ridgeland, Jasper County, South Carolina.
TMS#: 094-08-00-020.

WORK: The work as proposed consists of constructing a private dock. The proposed structure will have a 4'x620' walkway with handrails leading to 10'x10' covered fixed pierhead. Located to the left of the pierhead will be a 4'x24' ramp leading to an 8'x20' floating dock. To the left of the floating dock will be a 12'x12', 4 pile boatlift. The purpose for the dock is for the property owner's private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005.

PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
104 Parker Drive
Beaufort, South Carolina 29906

Please refer to P/N# OCRM-05-939



C. W. "Rocky" Browder, III, Regional Permit Administrator



WEST BRANCH ROAD
50' R/W

(#254)
LOT 59

N/F
MICHELE E. JAMES
256 WEST BRANCH ROAD
RIDGELAND, SC 29936
TM 094-08-00-021

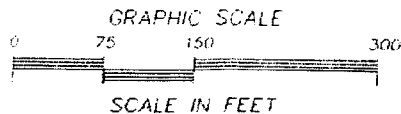
MICHELE D. JAMES
TM 094-08-00-020

OLD TRESSLE ROAD

N/F
JASPER COUNTY
P.O. BOX 1149
RIDGELAND, SC 29936
TM 094-00-00-062

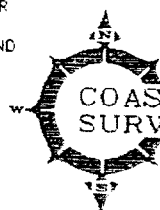
OCRM-05-939

DOCK CONSISTS OF:
4' x ±620' WALKWAY W/ RAILS
10' x 10' PIERHEAD WITH ROOF
4' x 24' RAMP
8' x 20' FLOAT
12' x 12' LIFT



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND ACCURATELY SHOWS ALL INFORMATION REQUESTED BY SCDHEC-OCRM FOR DOCK PERMIT APPROVAL. THIS SURVEY SHALL NOT BE USED FOR LOAN, CLOSING OR MORTGAGE PURPOSES AND IS NOT FOR RECORDING."

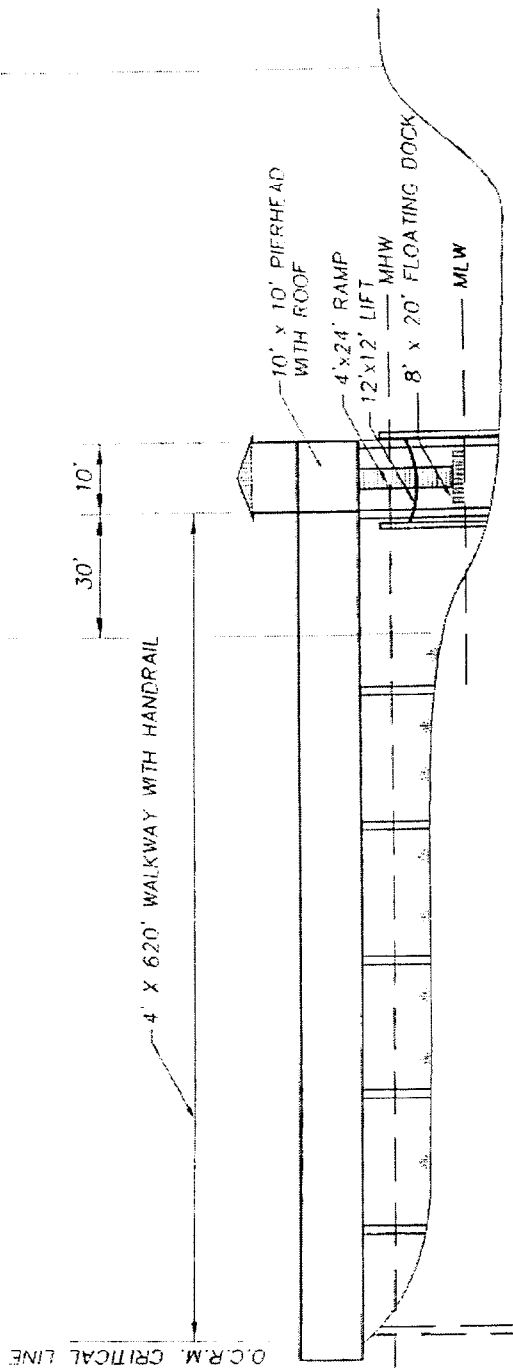
Mack W. Thomas III
MACK W. THOMAS III
S.C.P.L.S. NO. 14531



COASTAL
SURVEYING CO., INC.
49 RIVERWALK BLVD.
BUILDING 8
RIDGELAND, SC 29936
(843) 645-4446

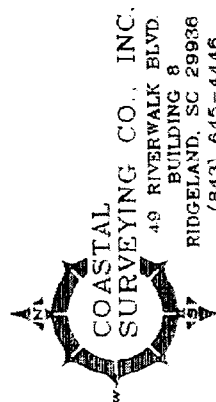
SCALE: 1"=150'
DATE: 9/06/05
FIELD CK: AC
DRAWN BY: MT
OFFICE CK: EI
JOB No.: 39182

± 140' (MARSHGRASS TO MARSHGRASS)



DOCK ELEVATION

NOT TO SCALE



ADJACENT PROPERTY OWNERS

- 1) MICHELE E. JAMES
- 2) JASPER COUNTY

LOCATION: 254 W BRANCH ROAD
RIDGELAND, SC 29936

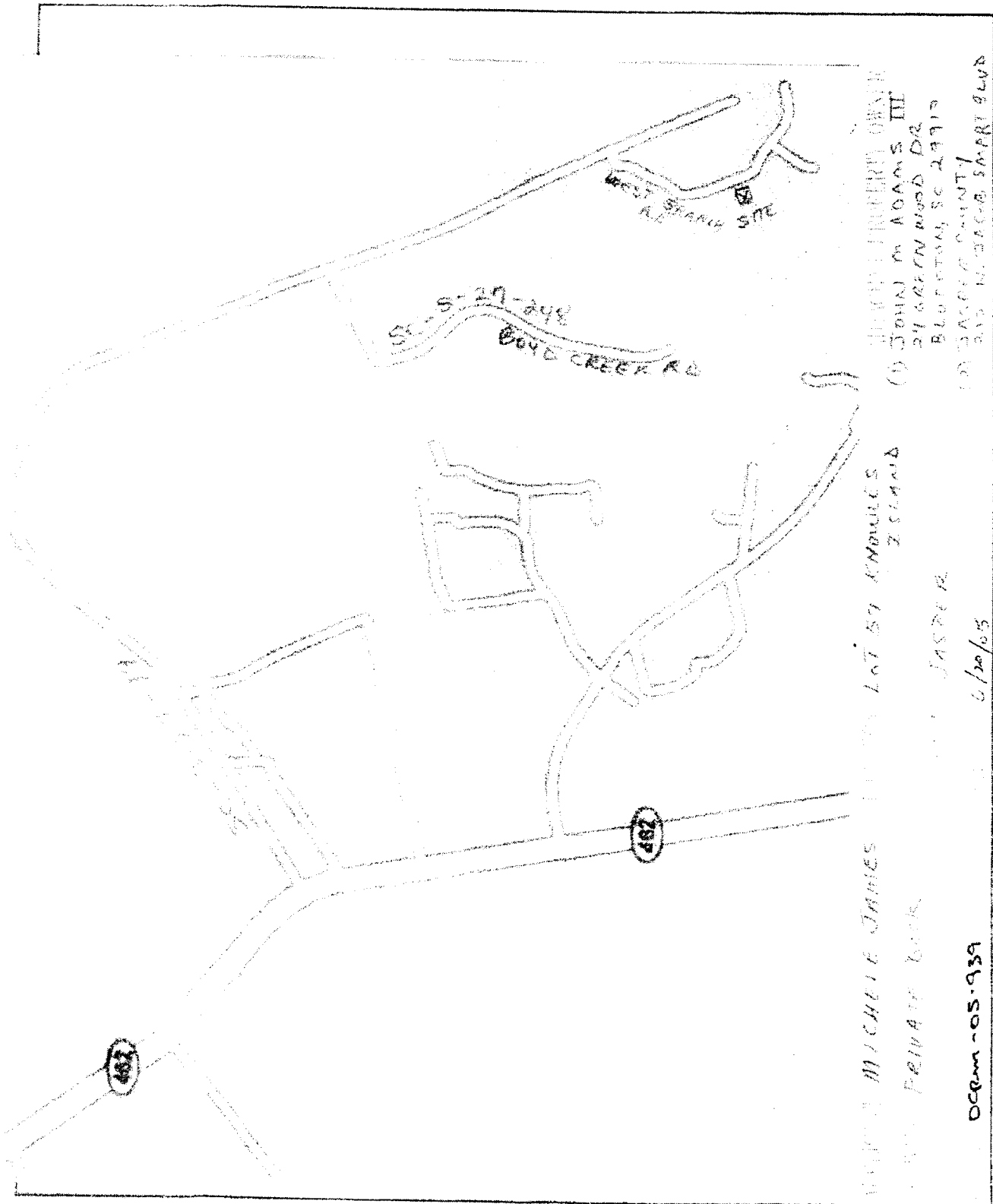
COUNTY: JASPER

DATE: SEPTEMBER 6, 2005

APPLICANT: MICHELE O. JAMES

ACTIVITY: PRIVATE RECREATIONAL DOCK

P/N # 000005-939



JOHN M ADAMS III
24 GREENWOOD DR
BLUFFTON, SC 29910
JASPER COUNTY
315 N. JASPER BLVD
JASPER, SC 29782

LOT 59 KNOWLES ISLAND
JASPER
6/20/05

MICHELLE JAMES
PRIVATE BOOK

0000-05-939

**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE**

September 23, 2005

Permit Number: OCRM-05-942
Permit ID: 53325

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Samuel C Bauer
C/o Atlantic Marine Construction Co Inc
372 County Shed Rd
Beaufort SC 29906

LOCATION: On and adjacent to the marshes of Skull Creek at 33 Blue Heron Rd, Hilton Head Island, Beaufort County, South Carolina.
TMS#: R501-006-000-004B-0000.

WORK: The work as proposed consists of constructing timber bulkhead. The proposed structure will be 3' high by 140' long and placed along an eroding shoreline. The purpose for the bulkhead is for erosion control.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

To assure review by OCRM, comments regarding this application must be received by OCRM on or before October 8, 2005.

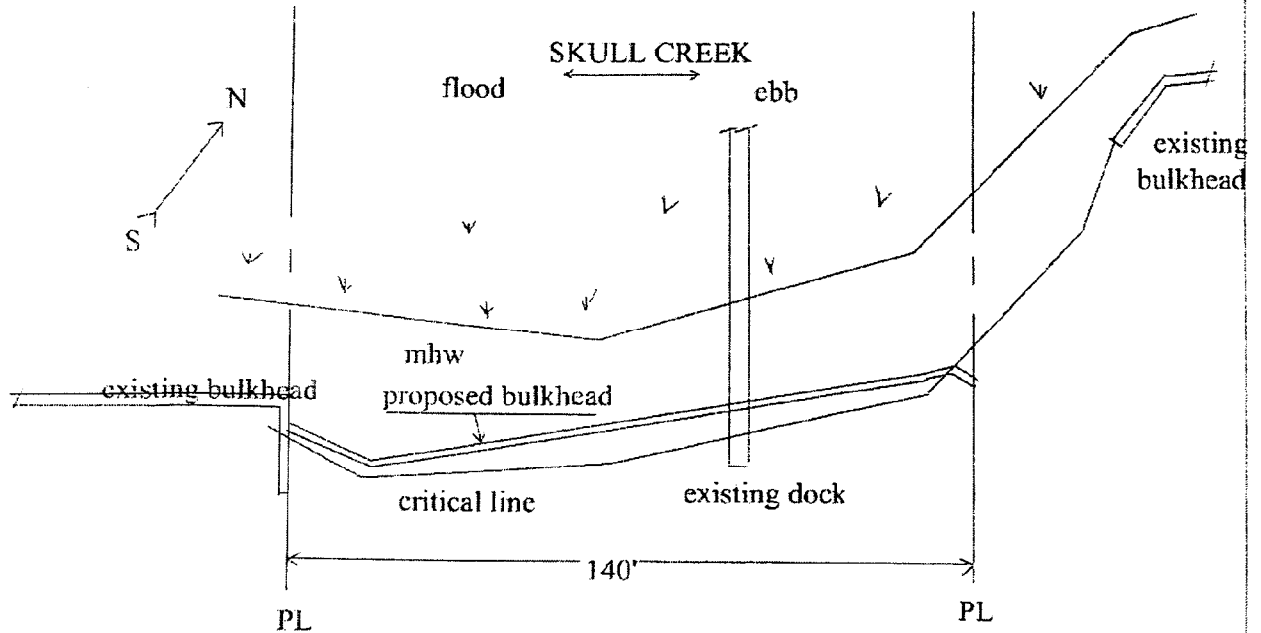
PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
104 Parker Drive
Beaufort, South Carolina 29906

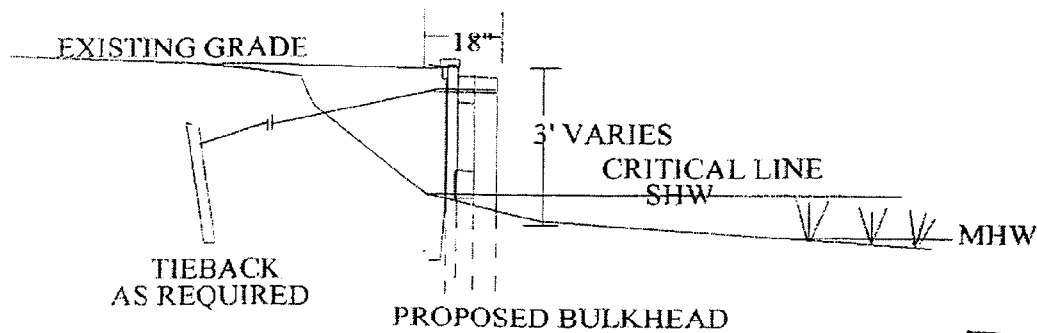
Please refer to P/N# OCRM-05-942



C. W. "Rocky" Browder, III, Regional Permit Administrator



PLAN VIEW
NTS



SECTION VIEW
NTS

Drawn By:
DANIEL SCHULTZ
[Signature]
G-13268

APPLICANT: SAMUEL BAUER

LOCATION: 33 BLUE HERON ADJACENT
POINT ROAD NIEGHBORS:
HILTON HEAD ISL.

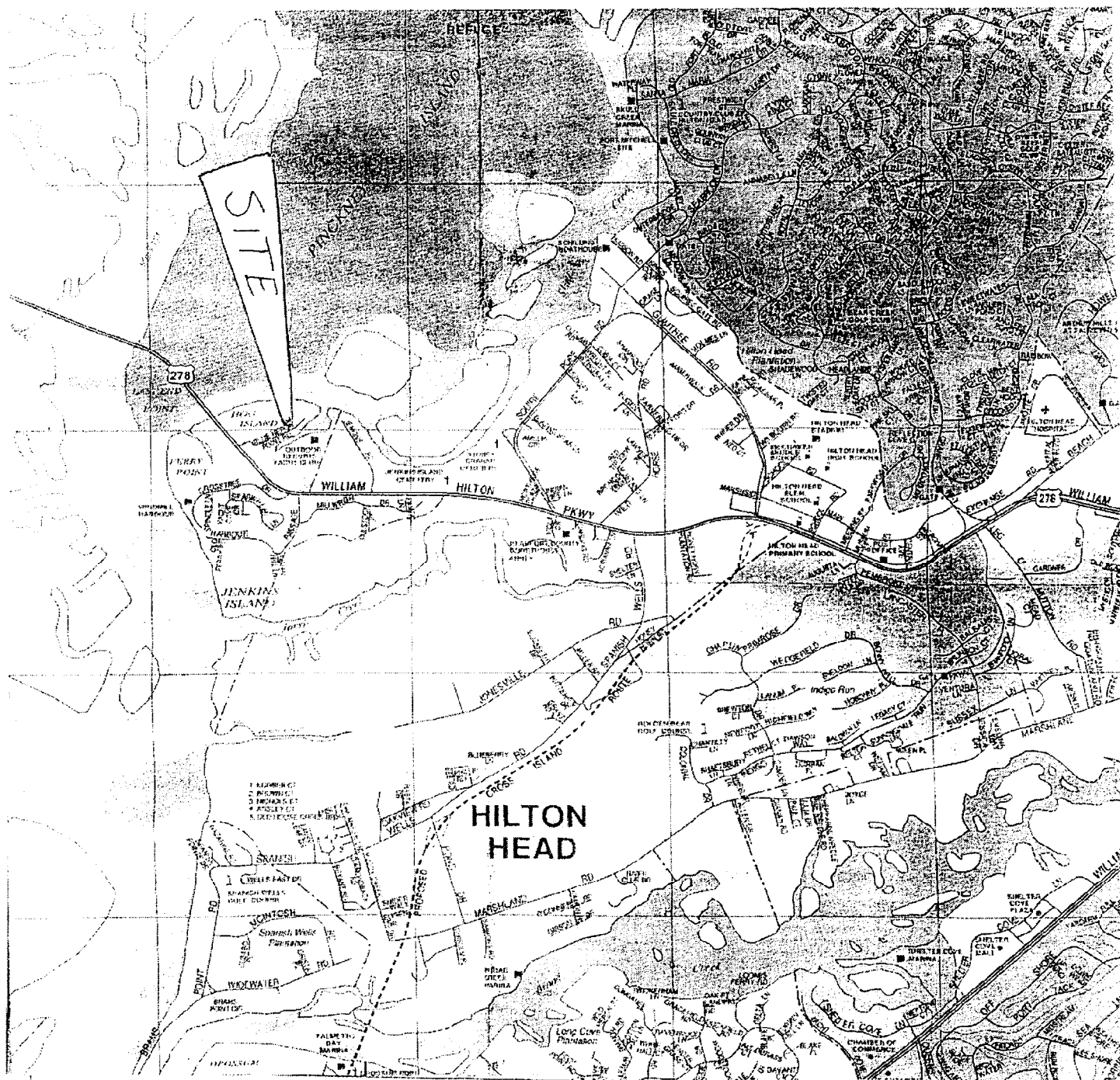
ACTIVITY BULKHEAD

1. LEONARD

OCRM # OCRM-05-942

COUNTY: BEAUFORT
DATE: 09/15/05

2. RAUS



APPLICANT: SAMUEL BAUER

LOCATION: 33 BLUE HERON ADJACENT
POINT ROAD NIEGHBORS:
HILTON HEAD ISL.

ACTIVITY: BULKHEAD

1. LEONARD

OCRM # ocrum-05-992

COUNTY: BEAUFORT
DATE: 09/15/05

2. RAUS



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69-A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

REPLY TO
ATTENTION OF

REGULATORY DIVISION

Refer to: P/N #2005-2W-286-C (Revised)
Kinder Morgan

September 23, 2005

To dredge and redevelop an existing industrial site located at 1801 Milford Street, Charleston County, South Carolina.

1. The public notice for this project inadvertently omitted the deadline for receiving comments on the proposed project. The deadline is:

12 O'CLOCK NOON, MONDAY, OCTOBER 17, 2005

2. The applicant has requested that Drawing Sheet 4 of the PN be omitted from the application. Therefore, this sheet is hereby removed from consideration.

All other information regarding the public notice remains the same.

A handwritten signature in black ink, appearing to read "Robin Coller-Socha", is positioned above the printed name.

Robin Coller-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

TO ALL INTERESTED PARTIES
Notification of Public Notice

Notification of Public Notice

Enclosed are public notices issued by the SCDHEC Office of Ocean and Coastal Resource Management and the U.S. Army Corps of Engineers. All interested parties are allowed 30 days for major developments and 15 days for minor developments after receipt of the public notices to file written comments to the OCRM pertaining to the applications. Only those comments received within this period must be reviewed by the OCRM in processing the permit application. Any person wishing notification of the initial OCRM decision on any specific public notice must make written request within the designated review period for that public notice.

APPLICANT	PUBLIC NOTICE NUMBER	SUSPENSE DATE
Island Point, LLC	2005-1E-268-P	October 8, 2005
Island Point, LLC	2005-1E-269-P	October 8, 2005
Island Point, LLC	2005-1E-270-P	October 8, 2005
Island Point, LLC	2005-1E-271-P	October 8, 2005
Island Point, LLC	2005-1E-272-P	October 8, 2005
Island Point, LLC	2005-1E-273-P	October 8, 2005
Island Point, LLC	2005-1E-274-P	October 8, 2005

September 23, 2005

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue • Suite 400 • Charleston, SC 29405

Phone: (843) 744-5838 • Fax: (843) 744-5847 • www.scdhec.gov

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

23 September 2005

REGULATORY DIVISION

Refer to: P/N #2005-1E-268-P

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 16' x 16' covered fixed pierhead attached to highland by a 4' x 288' walkway with a 10' x 30' floating dock to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 20' ramp. Catwalks, each 3' x 30', are to be constructed on each side of the fixed pierhead leading to 12' x 12' four-pile boat lifts to be located both in front of and behind the catwalks for a total of four (4) boat lifts. The purpose of this work is for the private recreational use of the future property owners of Units D5-D8 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary


REGULATORY DIVISION
Refer to: P/N #2005-1E-268-P
Island Point, LLC

23 September 2005

to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

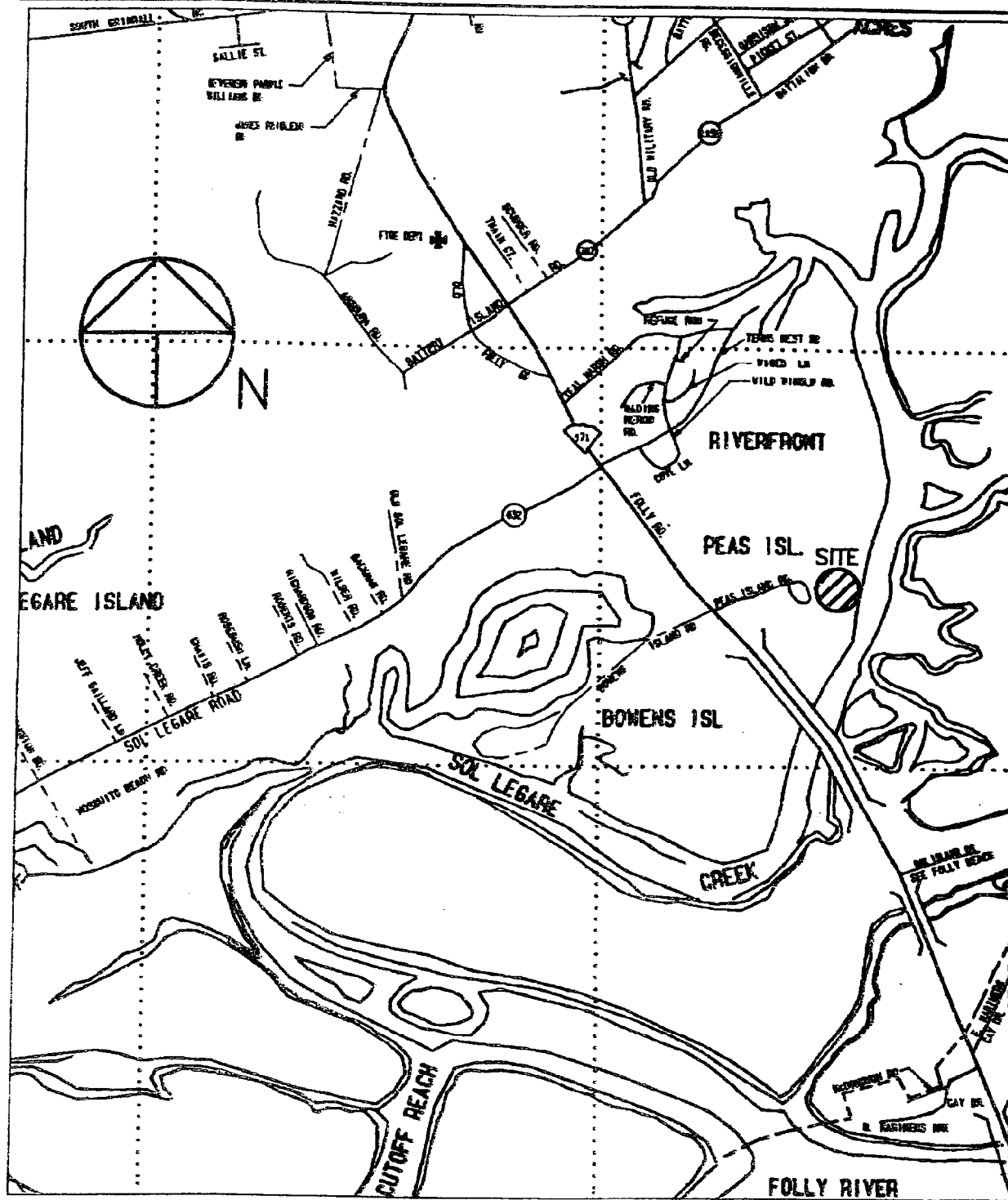
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

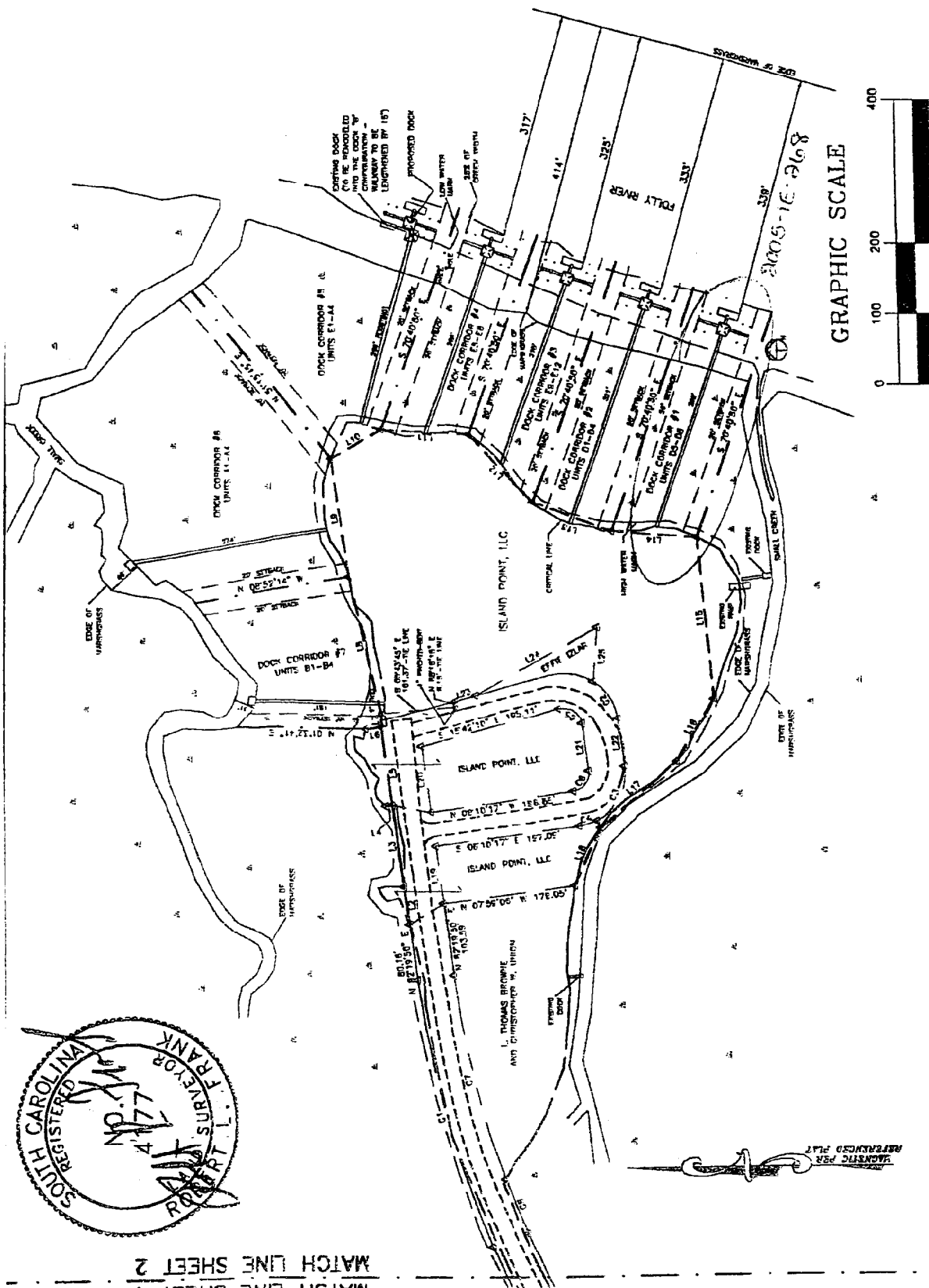
✓ Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY: ISLAND POINT, LLC	LOCATION	SHT. NAME	SHT. NO.
ADDRESS: PEAS ISLAND ROAD	PROPOSED JOINT USE	LOCATION	1 OF 10
DATE: SEPTEMBER 6, 2005	DOCKS AT	MAP	
REVISED:	PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	2005-IE-268	



APPLICATION BY: ISLAND POINT, LLC	LOCATION	SHT. NAME	SHT. NO.
ADDRESS: PEAS ISLAND ROAD	PROPOSED JOINT USE DOCKS AT	JAMES ISLAND QUADRANGLE MAP	2 OF 6
DATE: SEPTEMBER 6, 2005	PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	PROJECT LATITUDE/LONGITUDE: LATITUDE - 32°40'49.4" LONGITUDE - 79°56'58.2"	
REVISED:			2005-09-06



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

(10) (continued)

PROPOSED JOINT USE

DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NO.

DOCK CORIDORS
MATCH SHEET 2 OF 2

89E-71-500E

ADJOINING PROPERTY OWNERS:

1. KNOW GRANT (TO THE SOUTH)
2. WATERFRONT POINT PARTNERS, LLC (TO THE NORTH)

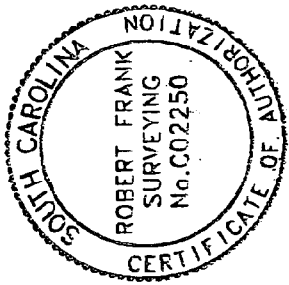
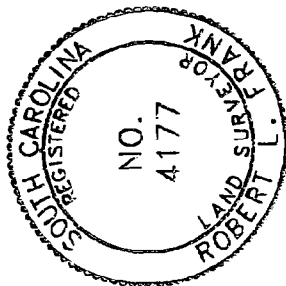
APPLICATION BY:

ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 14, 2005

REVISÉ:



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMOSSSED SEAL OF THE SURVEYOR.

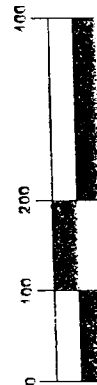
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC--OCRM ON 2/03/05.

GRAPHIC SCALE

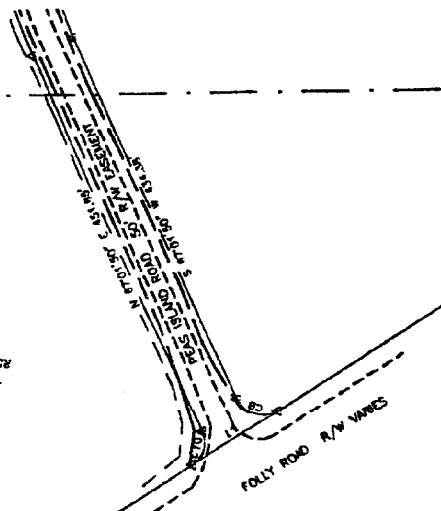


(IN FEET)
1 inch = 200 ft.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15°18'00"	N 74°40'50" E	195.75	1457.39	389.18	388.02
C2	49°33'56"	S 57°45'52" W	34.63	75.00	64.88	82.88
C3	69°57'48"	N 62°28'16" W	52.48	75.00	91.58	86.00
C4	19°19'05"	N 17°49'50" W	12.76	75.00	25.28	25.17
C5	98°15'00"	S 33°25'20" W	28.89	25.00	42.87	37.81
C6	89°16'53"	N 52°48'44" W	24.69	25.00	38.96	35.13
C7	120°30'00"	S 76°18'20" W	148.54	1407.39	295.99	295.45
C8	03°15'00"	S 88°39'20" W	39.93	1407.39	79.83	79.82
C9	89°55'17"	S 17°34'12" W	39.08	30.00	51.80	45.80
C10	81°04'43"	S 72°25'48" E	25.66	30.00	42.45	38.00

MATCH LINE SHEET 1
MATCH LINE SHEET 2

NUMBER	DIRECTION	DISTANCE
L1	N 31°53'27" W	111.35'
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L3	N 82°19'50" E	117.14'
L4	N 08°17'55" W	8.22'
L5	N 82°18'50" E	111.15'
L6	N 07°11'58" W	21.58'
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L8	N 76°38'26" E	201.53'
L9	N 81°10'19" E	170.91'
L10	S 28°30'25" E	82.41'
L11	S 03°03'48" W	120.83'
L12	S 47°25'05" W	131.50'
L13	S 21°41'41" W	116.10'
L14	S 05°02'13" W	119.70'
L15	S 84°41'28" W	232.18'
L16	N 58°15'27" W	102.85'
L17	N 41°00'43" W	142.10'
L18	N 86°12'23" W	88.22'
L19	N 82°19'50" E	81.63'
L20	N 82°19'50" E	93.28'
L21	S 82°32'50" W	69.05'
L22	S 82°32'50" W	69.05'
L23	S 15°42'10" E	28.94'
L24	S 28°57'38" E	191.80'
L25	N 85°35'03" W	77.39'



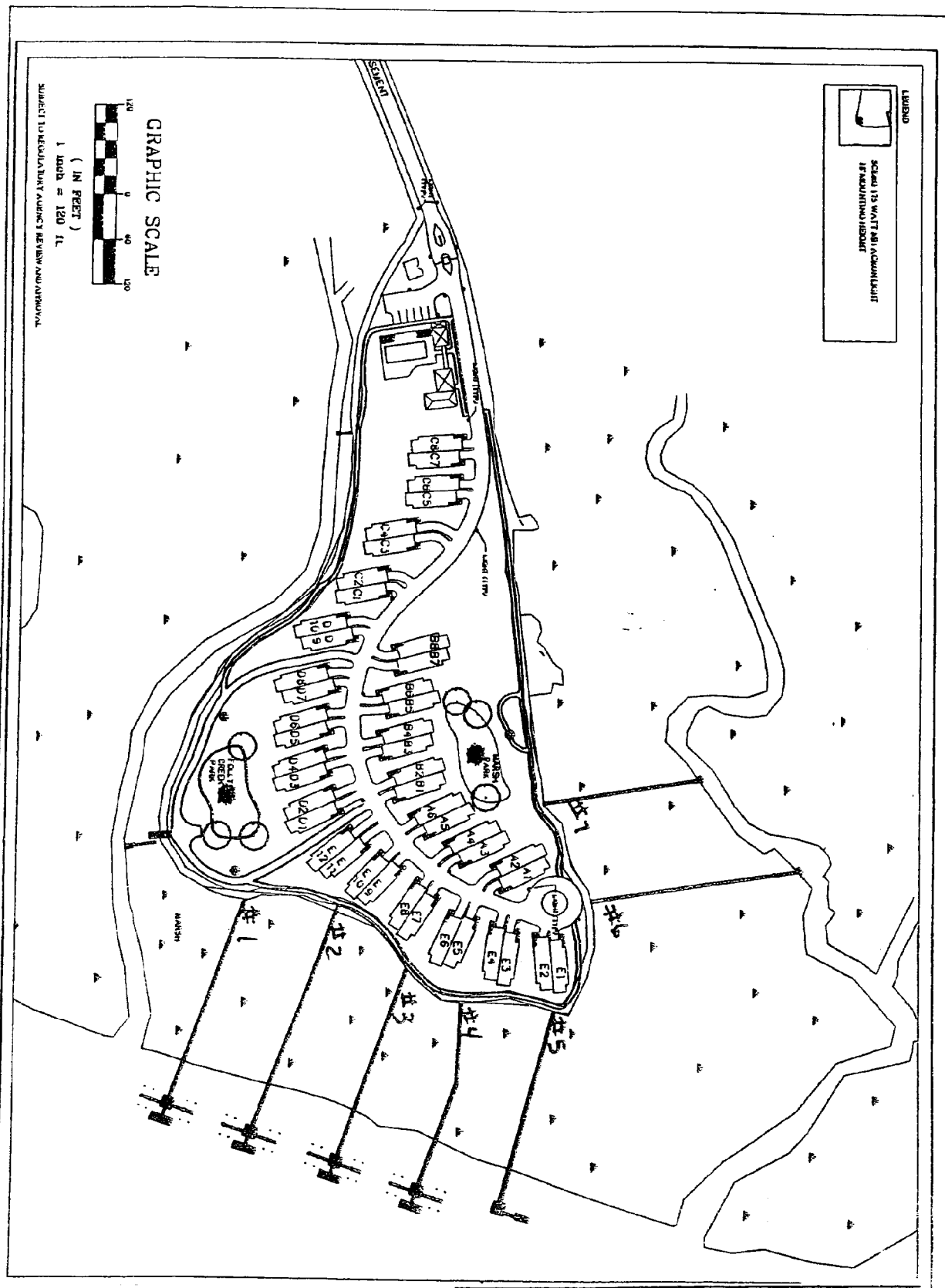
APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME
DOCK CORRIDORS
MATCH SHEET 1 OF 2

SHT. NO.
14 OF 16

2005-10-26



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE:

REVISED:

PRELIMINARY LIGHTING PLAN

PALMETTO POINTE AT PEAS ISLAND
TOWN OF FOLLY BEACH, SOUTH CAROLINA

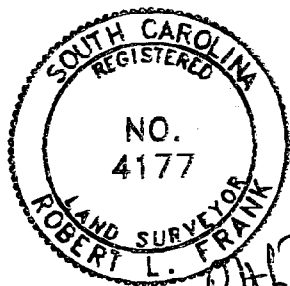
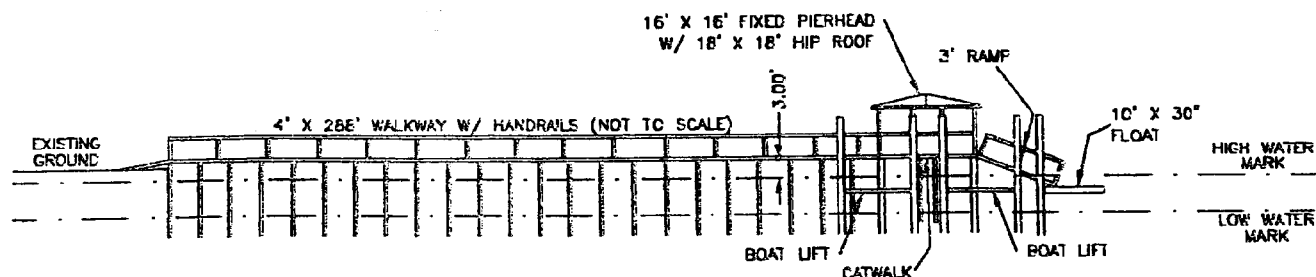
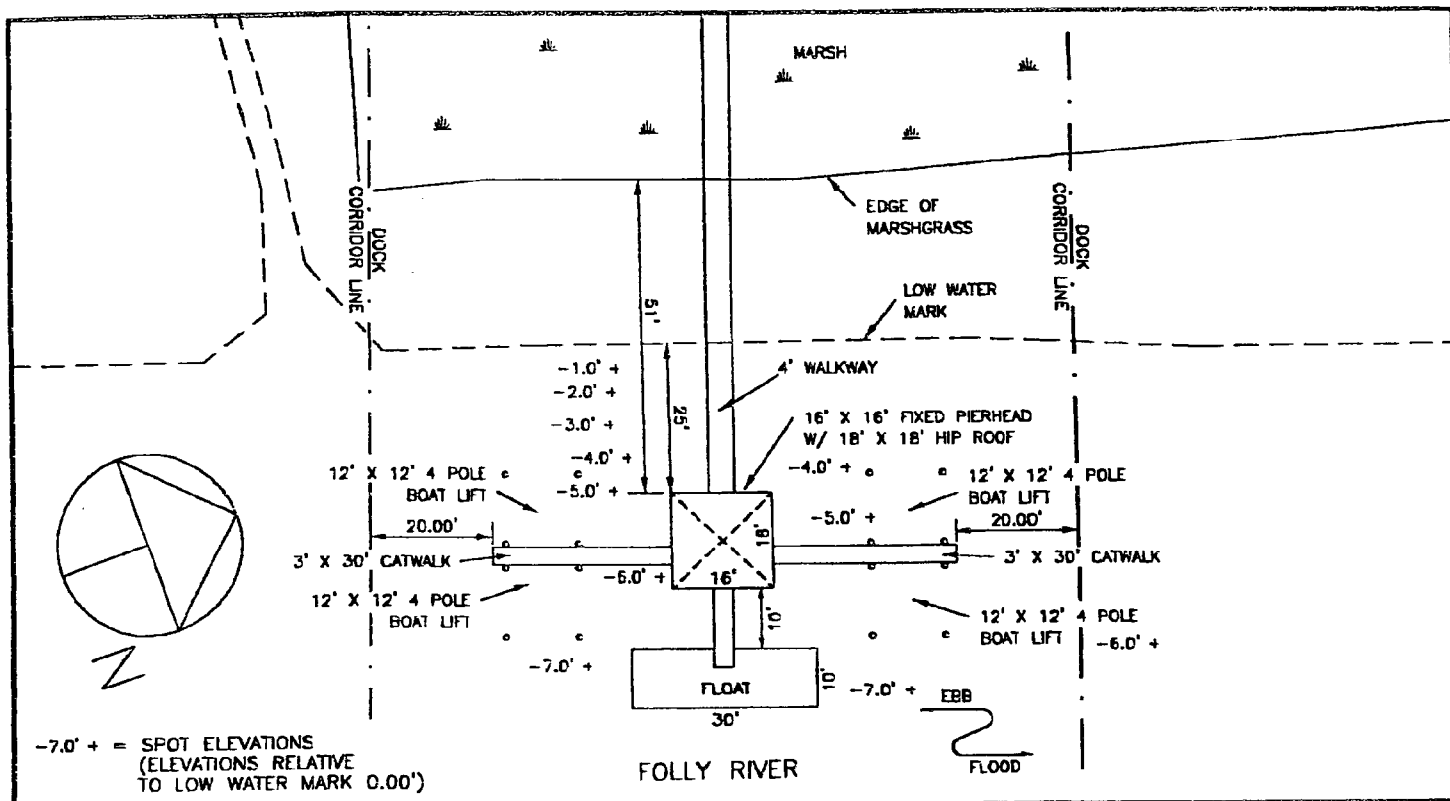
LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

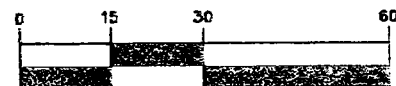
SHT. NO.

5 OF 6

2005-1E-2608



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

LOCATION
PROPOSED JOINT USE DOCK FOR
FOR UNITS D5-D8 OF
PALMETTO POINT AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

PLAN AND
PROFILE

2005-1E-268

SHT. NO.

6 OF 6

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2005-1E-269-P

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County; South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 16' x 16' covered fixed pierhead attached to highland by a 4' x 321' walkway with a 10' x 30' floating dock to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 20' ramp. Catwalks, each 3' x 30', are to be constructed on each side of the fixed pierhead leading to 12' x 12' four-pile boat lifts to be located both in front of and behind the catwalks for a total of four (4) boat lifts. The purpose of this work is for the private recreational use of the future property owners of Units D1-D4 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary

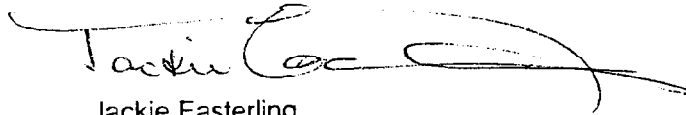
REGULATORY DIVISION
Refer to: P/N #2005-1E-269-P
Island Point, LLC

23 September 2005

to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

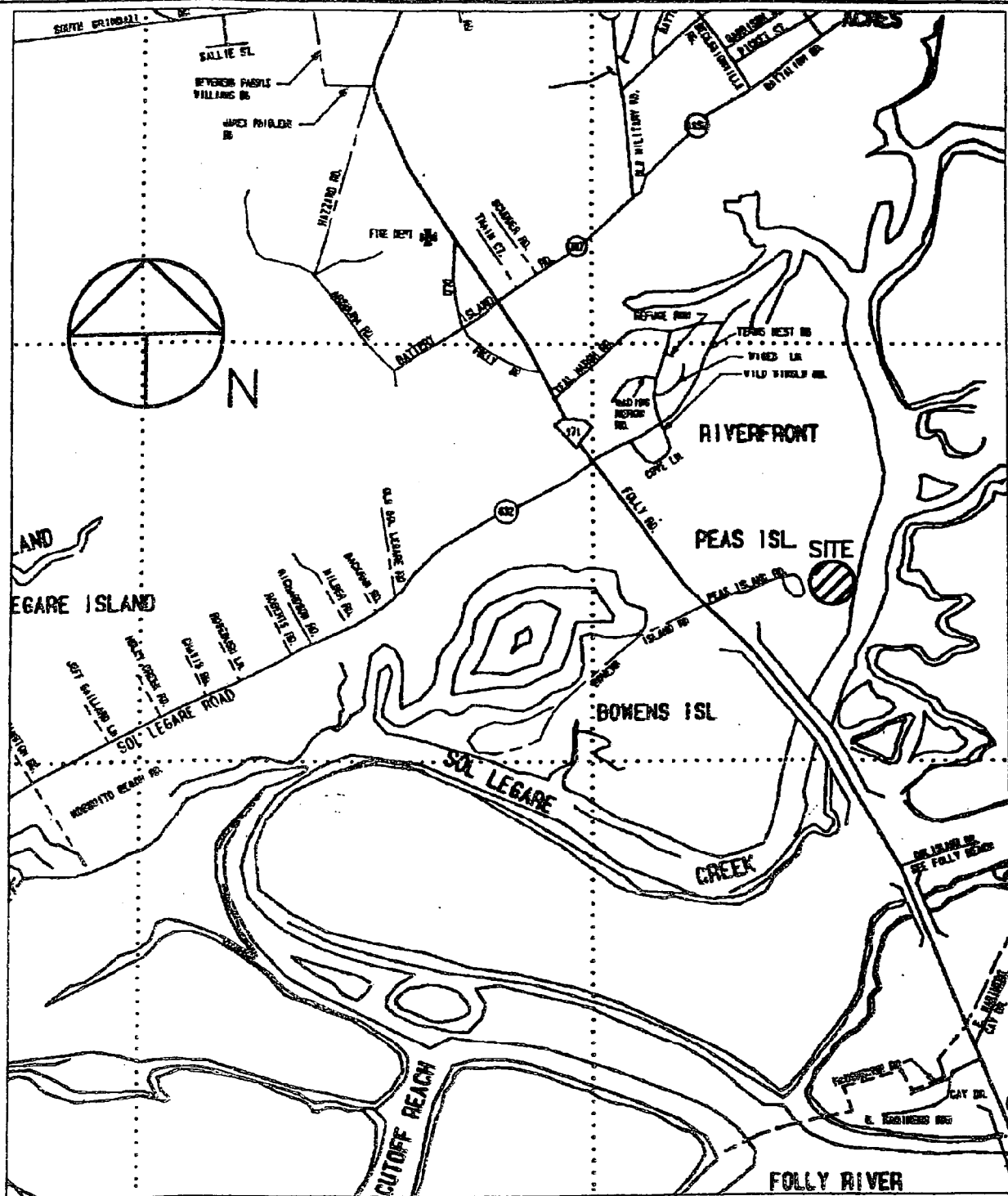
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM

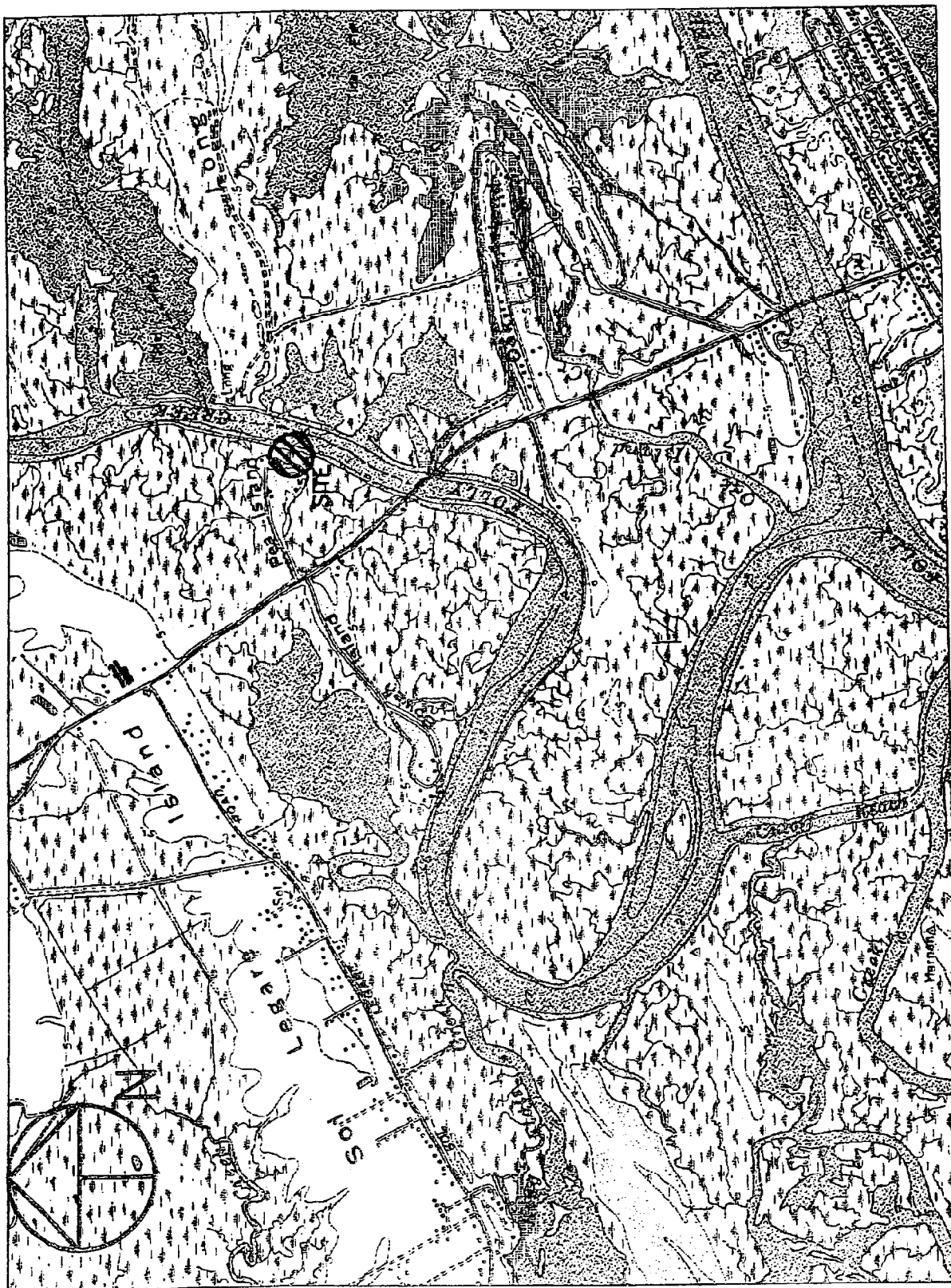


APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

LOCATION
PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME
LOCATION
MAP
2005-1E-269

SHT. NO.
1 OF 6



SHT. NO.
2 OF 6

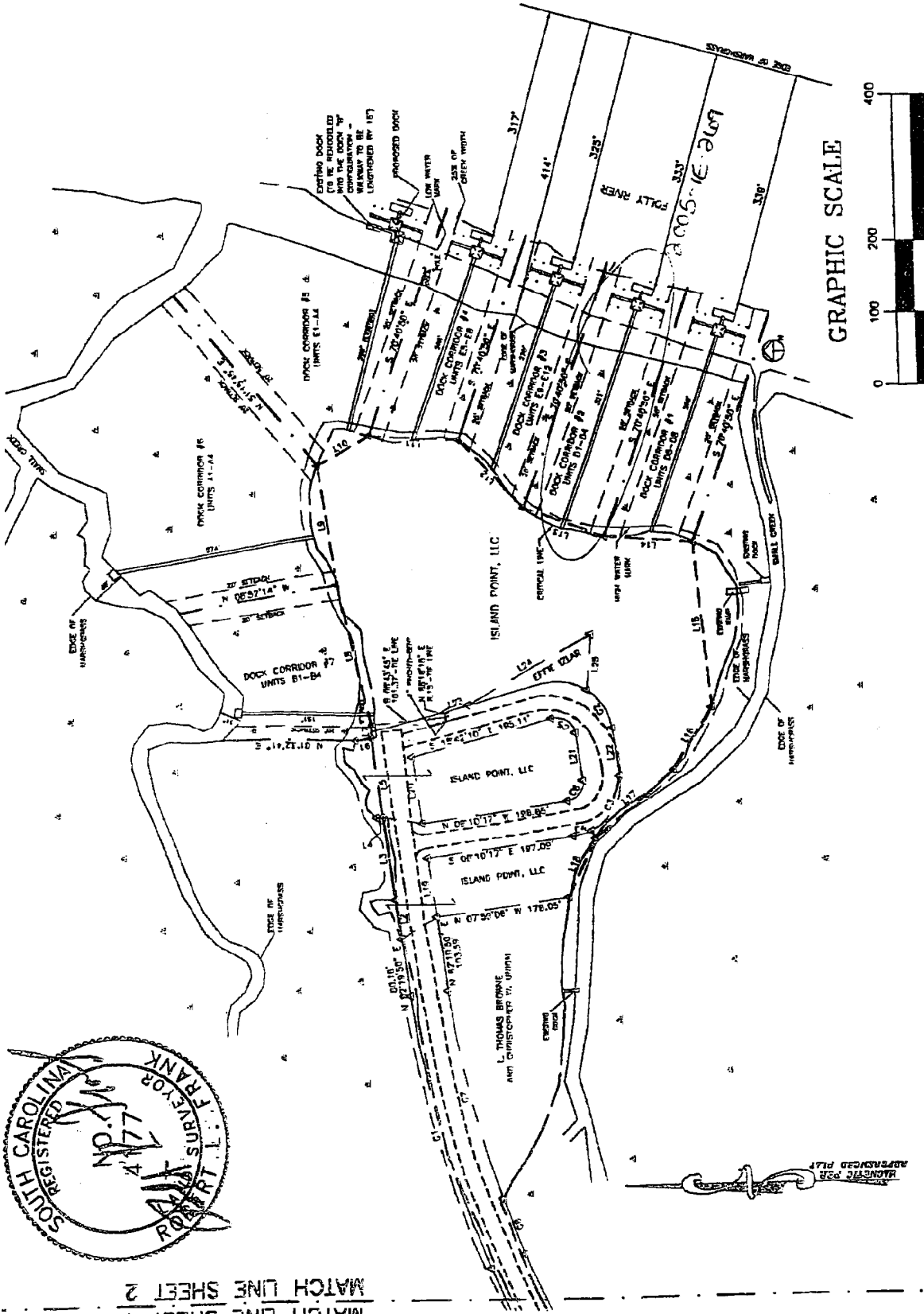
SHT. NAME
JAMES ISLAND
QUADRANGLE MAP
PROJECT LATITUDE/LONGITUDE:
LATITUDE - 32°40'49.4"
LONGITUDE - 79°56'58.2"

LOCATION
PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA
N.C. 11-2101

APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:



MATCH LINE SHEET 1
MATCH LINE SHEET 2



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

ADJOINING PROPERTY OWNERS:

1. KNOW GRANT (TO THE SOUTH)
2. WATERFRONT POINT PARTNERS, LLC (TO THE NORTH)

APPLICATION BY:

SLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 14, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT

PALMETTO POINT AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

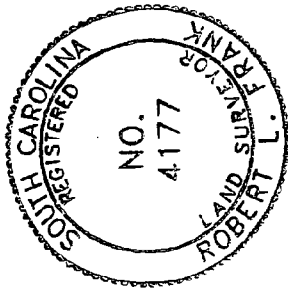
SHT. NAME

DOCK CORRIDORS
MATCH SHEET 2 OF 2

2005-1E-269

SHT. NO.

3 OF 6



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

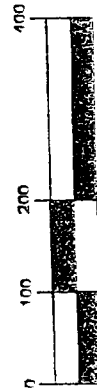
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Robert L. Frank

ROBERT L. FRANK RLS #4177

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GRAPHIC SCALE



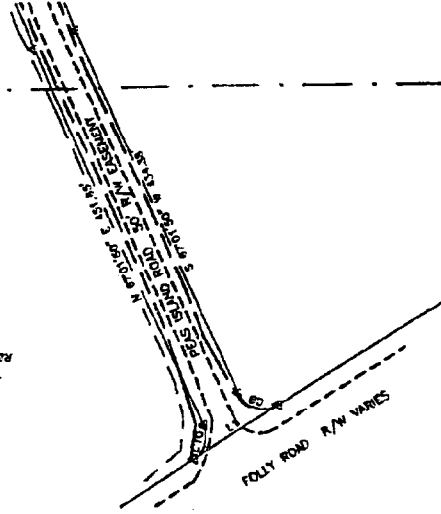
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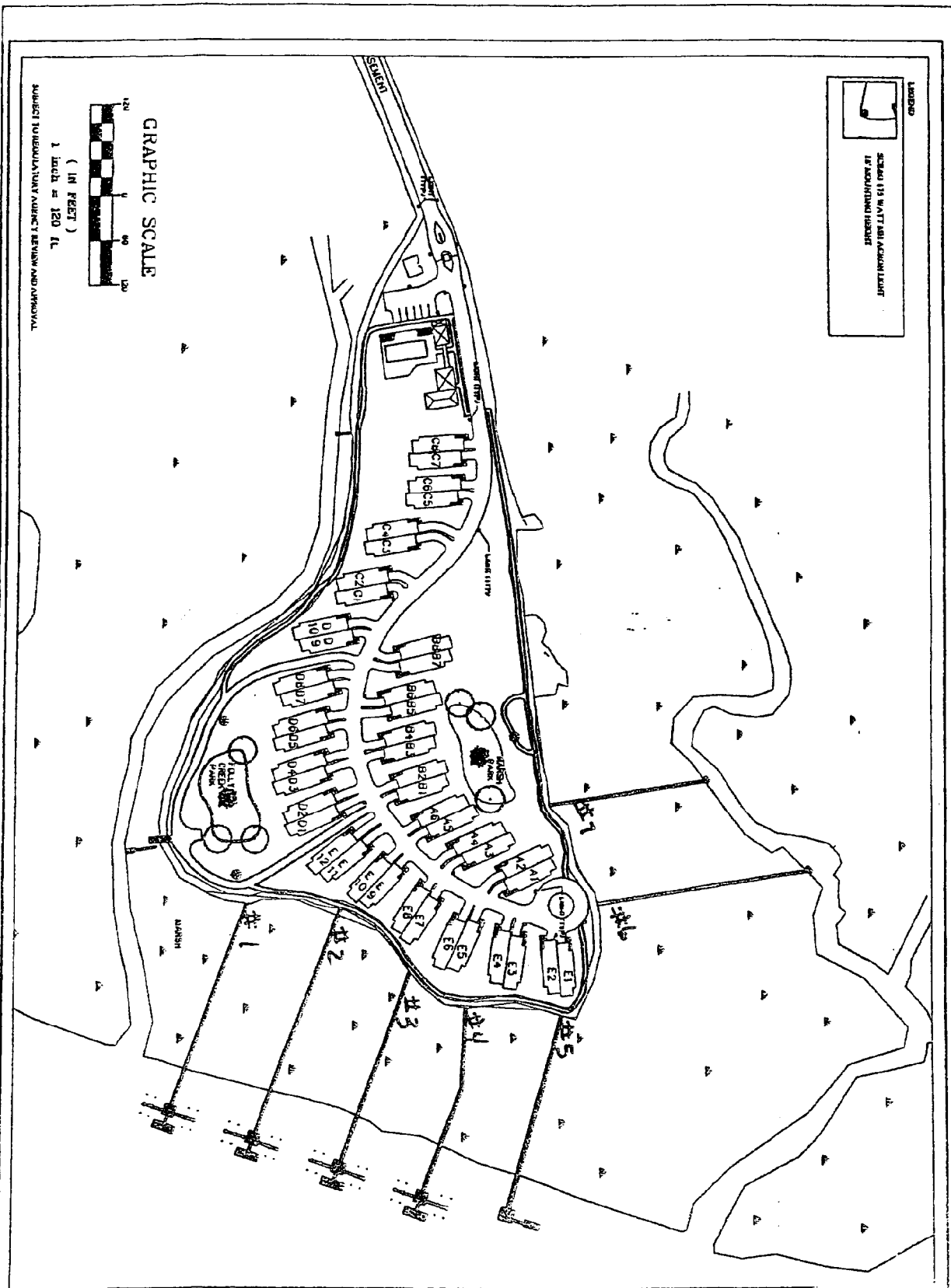
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MATCH LINE SHEET 2

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L24	S 29°57'39" E	191.00'
L25	N 85°35'03" W	77.39'



APPLICATION BY: ISLAND POINT, LLC	PROPOSED JOINT USE DOCKS AT PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME DOCK CORRIDORS MATCH SHEET 1 OF 2	SHT. NO. 4 OF 6
ADDRESS: PEAS ISLAND ROAD			
DATE: SEPTEMBER 6, 2005			
REVISED:			



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE:

REVISED:

PRELIMINARY LIGHTING PLAN

PALMETTO POINTE AT PEAS ISLAND
TOWN OF FOLLY BEACH, SOUTH CAROLINA

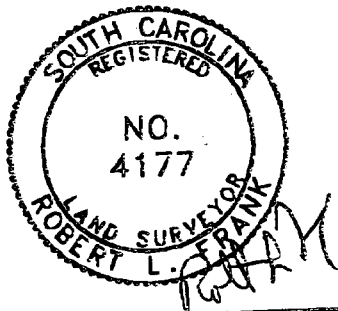
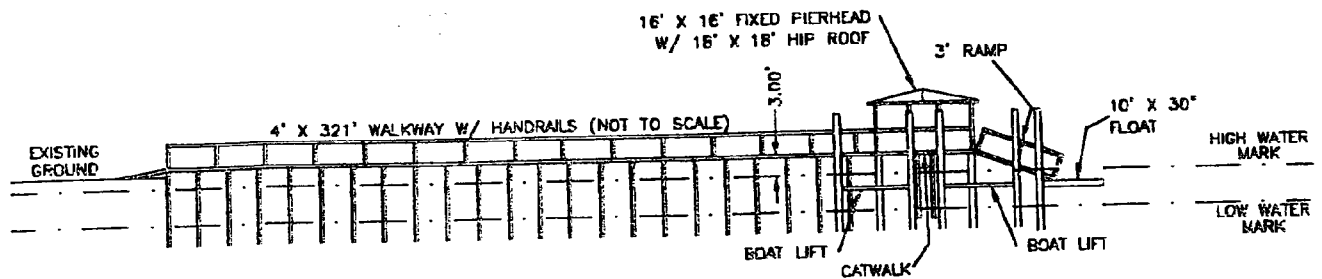
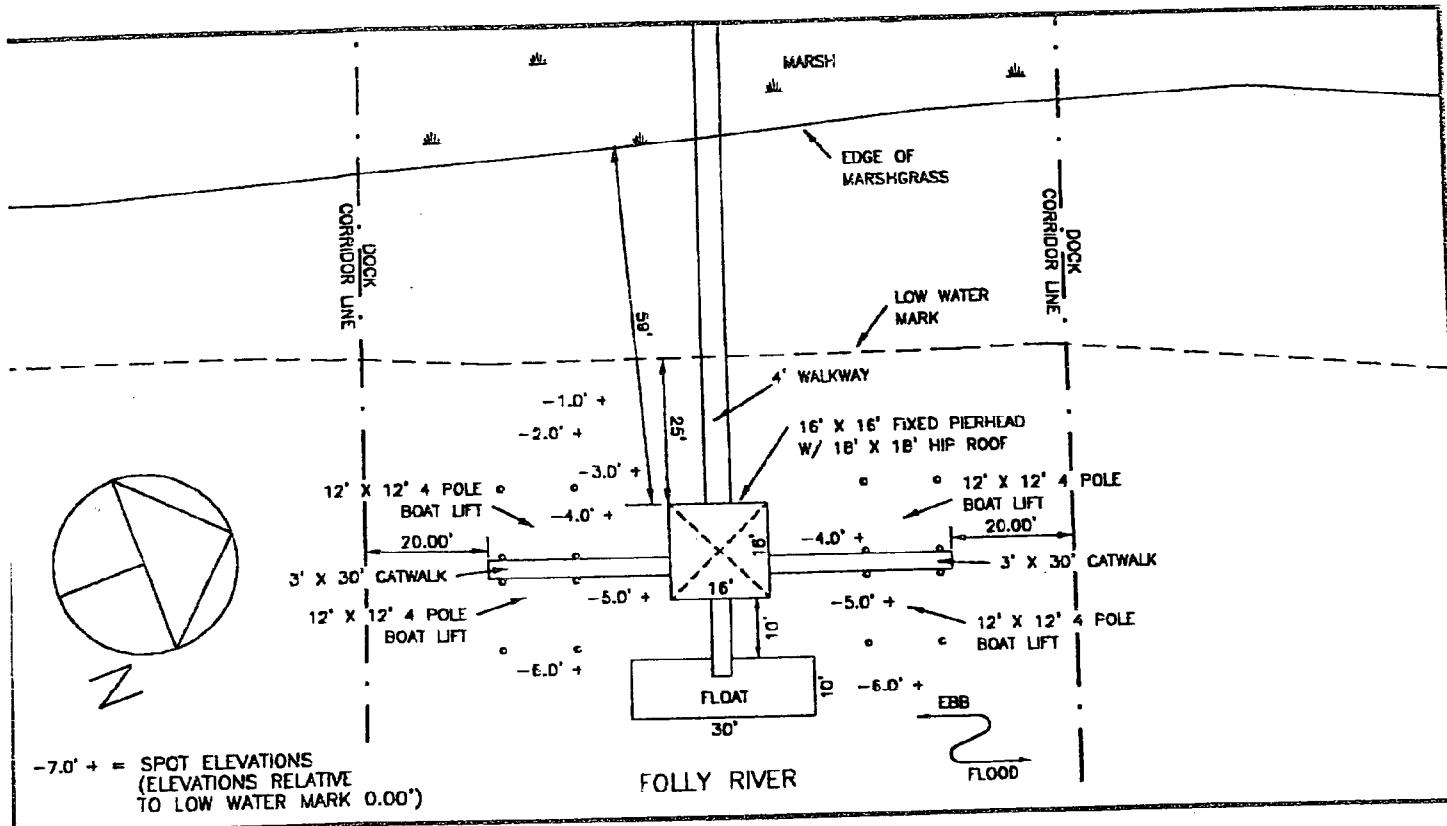
LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

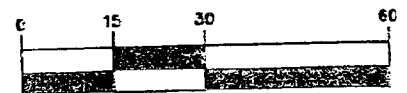
SHT. NO.

5 OF 6

2005-10-269



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

LOCATION:
PROPOSED JOINT USE DOCK FOR
FOR UNITS D1-D4 OF
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

PLAN AND
PROFILE

2005-1E-269

SHT. NO.

6 OF 6

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2005-1E-270-P

September 2005

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ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

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12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 16' x 16' covered fixed pierhead attached to highland by a 4' x 270' walkway with a 10' x 30' floating dock to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 20' ramp. Catwalks, each 3' x 30', are to be constructed on each side of the fixed pierhead leading to 12' x 12' four-pile boat lifts to be located both in front of and behind the catwalks for a total of four (4) boat lifts. The purpose of this work is for the private recreational use of the future property owners of Units E9-E12 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

23 September 2005

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ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary

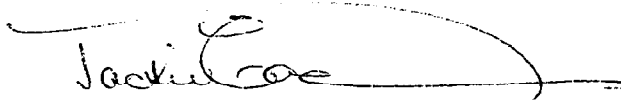
REGULATORY DIVISION
Refer to: P/N #2005-1E-270-P
Island Point, LLC

23 September 2005

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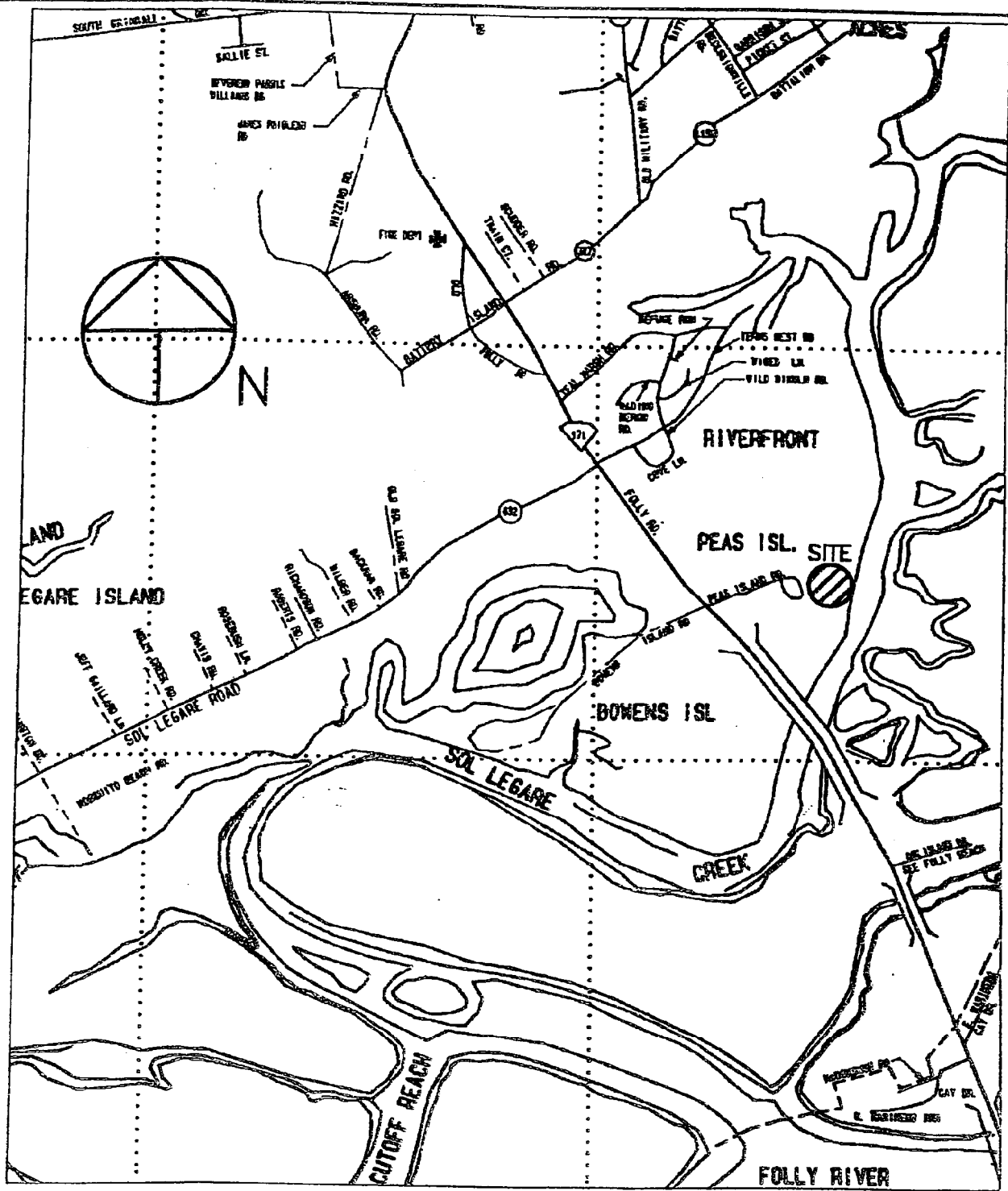
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read "Jackie Easterling", with a long horizontal flourish extending to the right.

Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

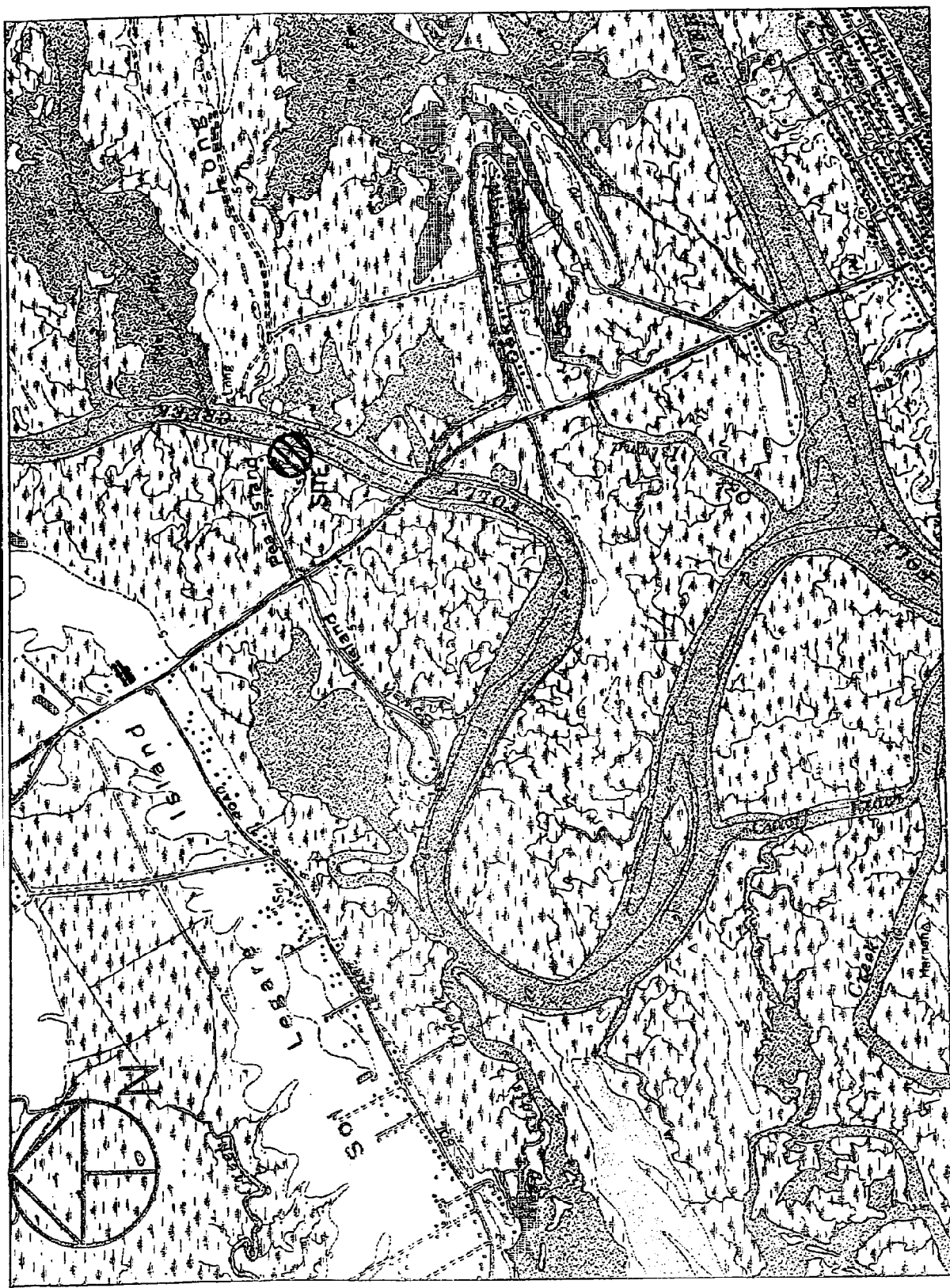
SHT. NAME

LOCATION
MAP

2005-1E-270

SHT. NO.

1 OF 6



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 8, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

JAMES ISLAND
QUADRANGLE MAP

PROJECT LATITUDE/LONGITUDE:
LATITUDE - 32°40'49.4"
LONGITUDE - 79°56'58.2"

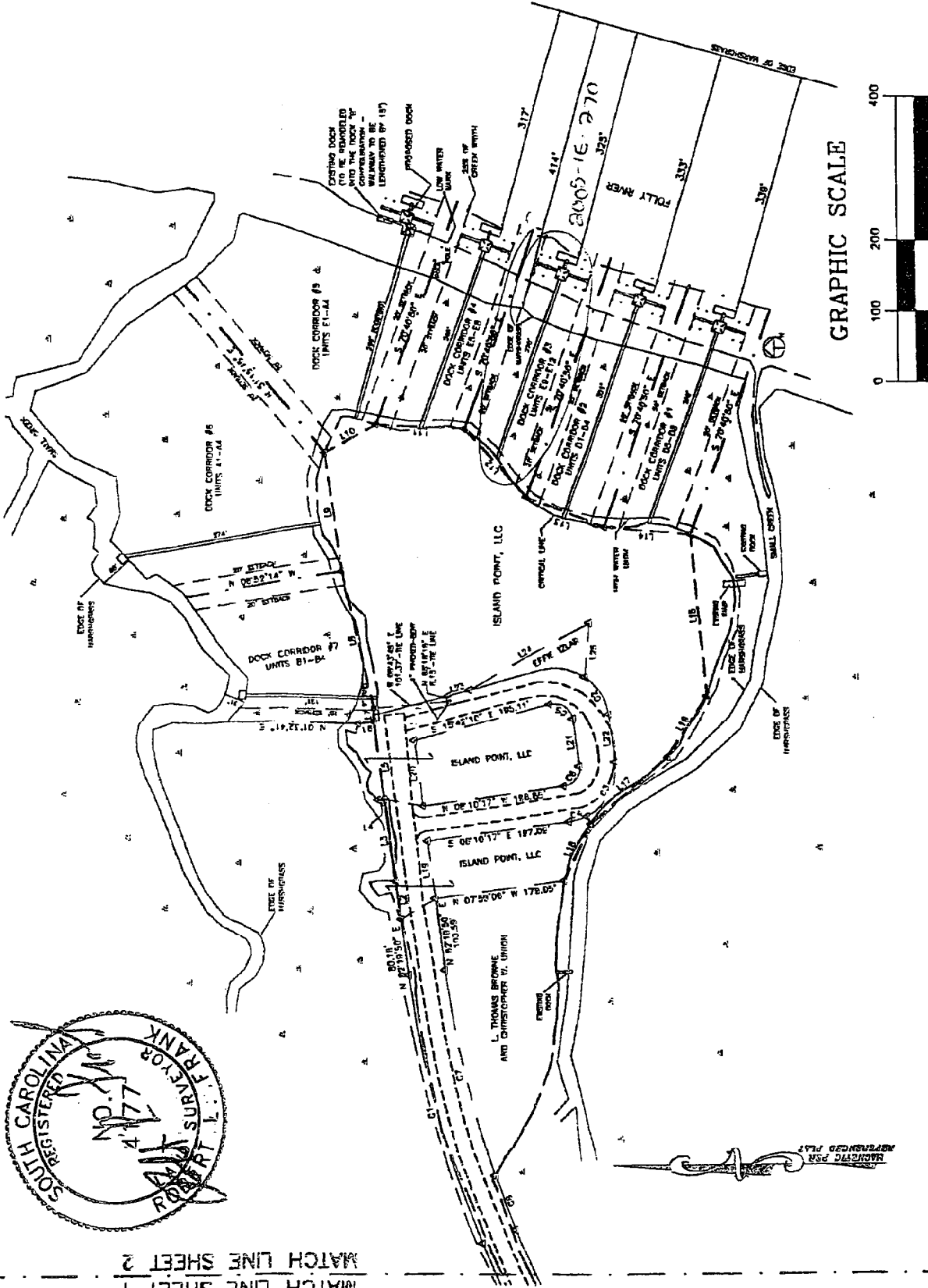
2005-11-27

SHT. NO.

2 OF 6



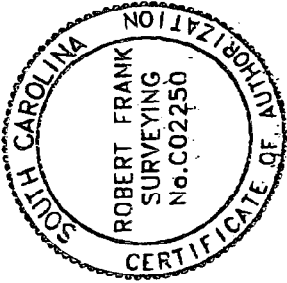
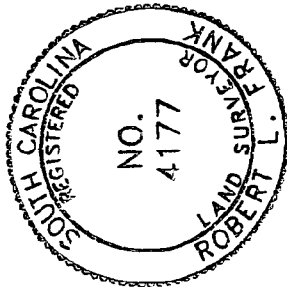
MATCH LINE SHEET 1
MATCH LINE SHEET 2



ADJOINING PROPERTY OWNERS:

1. KNOW GRANT (TO THE SOUTH)
2. WATERFRONT POINT PARTNERS, LLC (TO THE NORTH)

APPLICATION BY: ISLAND POINT, LLC	LOCATION	SHT. NAME	SHT. NO.
ADDRESS: PEAS ISLAND ROAD	PROPOSED JOINT USE DOCKS AT PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	DOCK CORRIDORS MATCH SHEET 2 OF 2	3 OF 6
DATE: SEPTEMBER 14, 2005		2005-16-270	
REVISED:			



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC-OCRM ON 2/03/05.

GRAPHIC SCALE



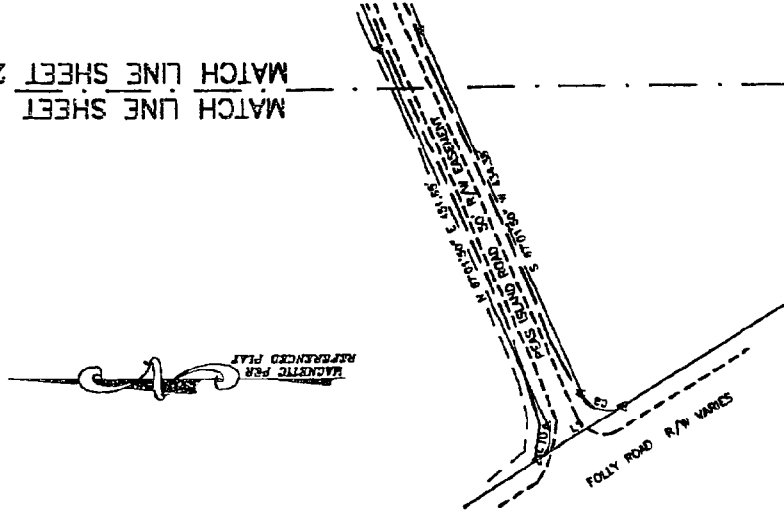
(IN FEET)

1 inch = 200 ft.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15°18'00"	N 74°40'50" E	195.75	1437.39	389.18	388.02
C2	49°33'56"	S 57°45'52" W	34.83	75.00	84.88	82.88
C3	69°57'48"	N 82°28'18" W	52.48	75.00	81.58	88.00
C4	19°19'05"	N 17°49'50" W	12.76	75.00	25.28	25.17
C5	98°15'00"	S 33°25'20" W	28.88	25.00	42.87	37.81
C6	85°18'53"	N 52°48'44" W	24.59	25.00	38.96	35.13
C7	12°03'00"	S 76°18'20" W	148.54	1407.39	295.99	295.45
C8	03°15'00"	S 88°39'20" W	39.93	1407.39	79.83	79.82
C9	88°55'17"	S 17°34'12" W	39.08	30.00	51.80	45.60
C10	81°04'43"	S 72°25'48" E	25.66	30.00	42.45	39.00

MATCH LINE SHEET 1
MATCH LINE SHEET 2

NUMBER	DIRECTION	DISTANCE
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L2	N 82°19'50" E	54.13'
L3	N 82°19'50" E	117.14'
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L6	N 07°11'56" W	21.58'
L7	S 86°35'02" E	19.68'
L8	N 78°38'28" E	201.53'
L9	N 81°10'19" E	170.91'
L10	S 29°30'25" E	82.41'
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L12	S 47°25'05" W	131.50'
L13	S 21°41'41" W	116.10'
L14	S 05°02'13" W	119.70'
L15	S 84°41'28" W	232.18'
L16	N 59°15'57" W	102.85'
L17	N 41°00'43" W	142.10'
L18	N 66°12'23" W	88.22'
L19	N 82°19'50" E	81.83'
L20	N 82°19'50" E	93.26'
L21	S 82°32'50" W	69.05'
L22	S 82°32'50" W	69.05'
L23	S 15°42'10" E	28.84'
L24	S 29°57'38" E	191.60'
L25	N 85°35'03" W	77.38'



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

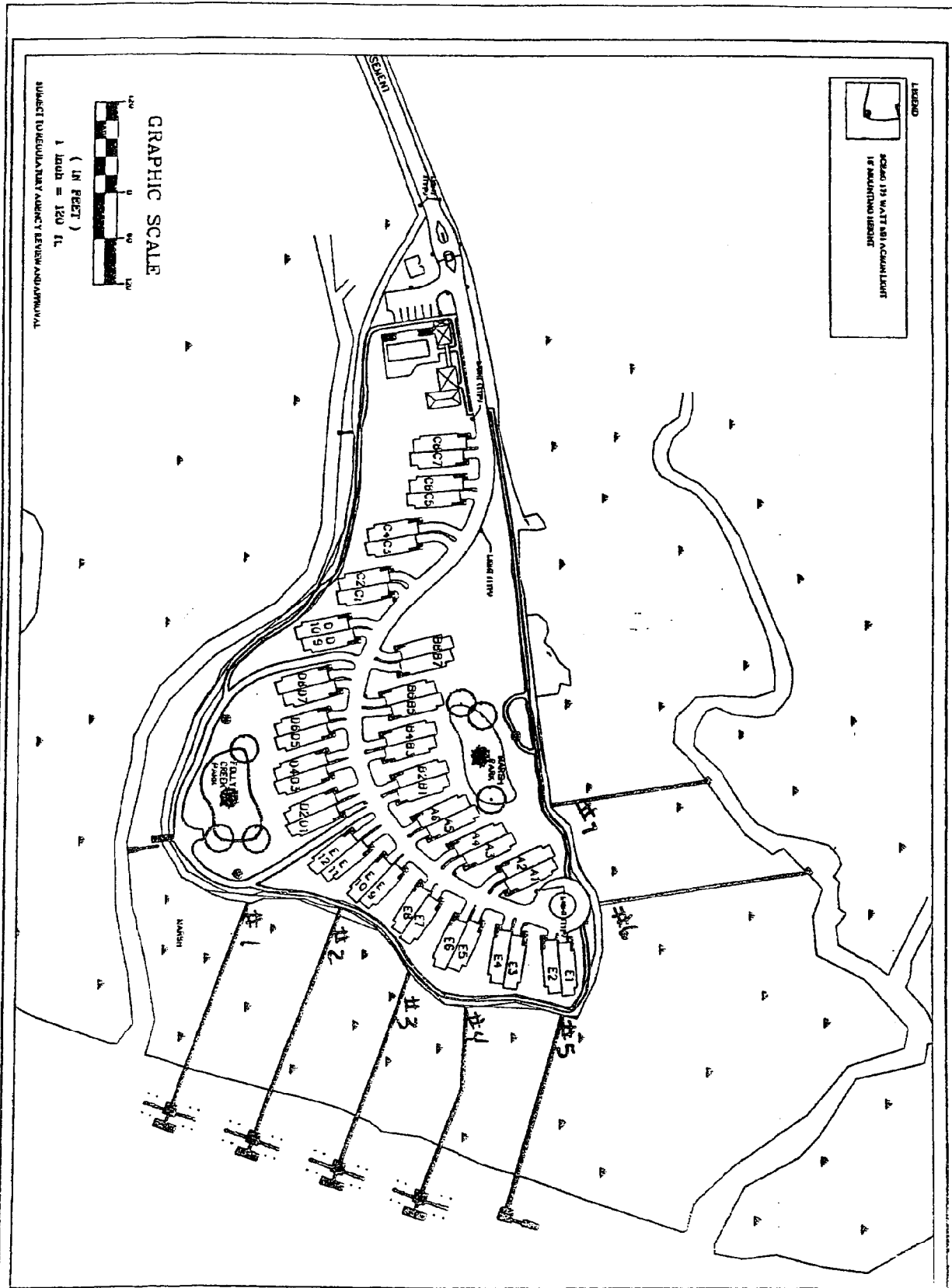
SHT. NAME

DOCK CORRIDORS
MATCH SHEET 1 OF 2

SHT. NO.

4 OF 6

2005-1E-270



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE:

REVISED:

PRELIMINARY LIGHTING PLAN

PALMETTO POINTE AT PEAS ISLAND
TOWN OF FOLLY BEACH, SOUTH CAROLINA

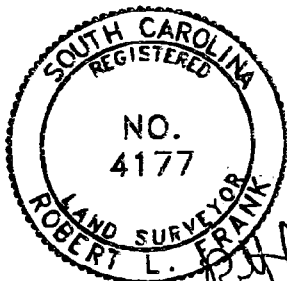
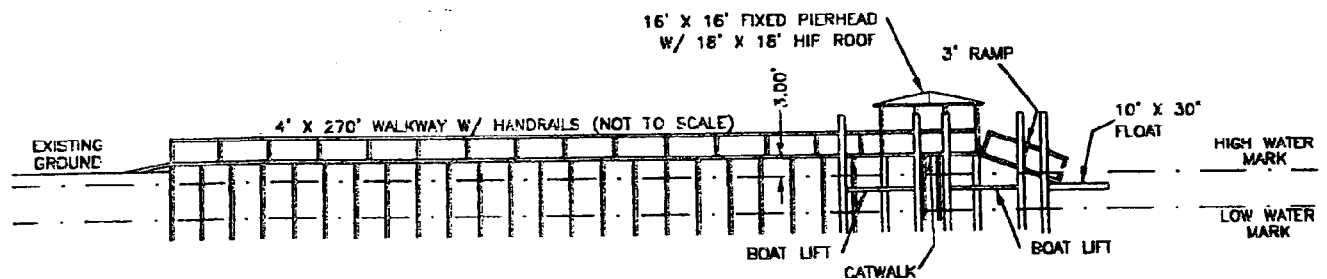
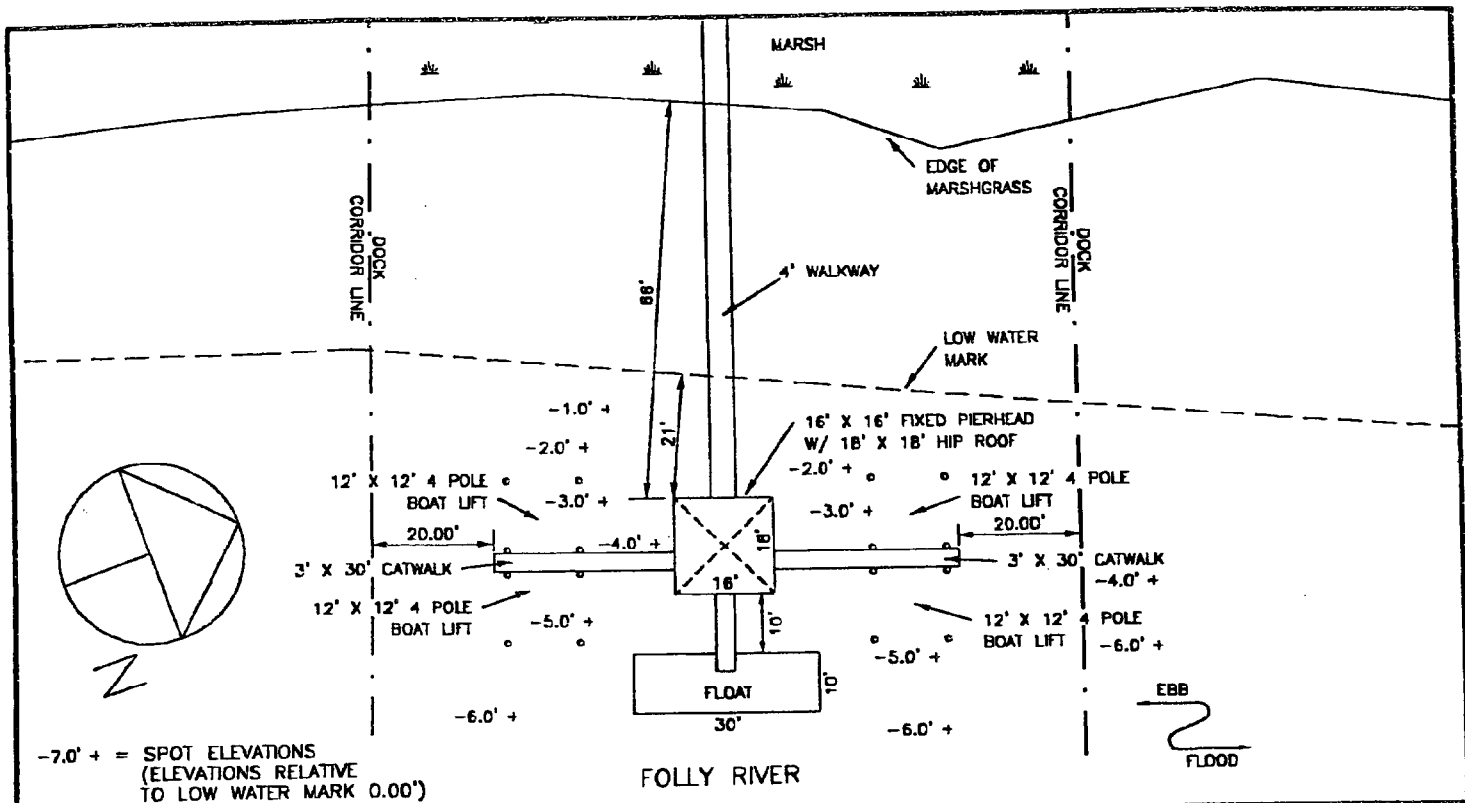
LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NO.

5 OF 6

2005-1E-270



APPLICATION BY: ISLAND POINT, LLC	LOCATION PROPOSED JOINT USE DOCK FOR FOR UNITS E9-E12 OF PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME PLAN AND PROFILE 2005-1E-270	SHT. NO. 6 OF 6
ADDRESS: PEAS ISLAND ROAD			
DATE: SEPTEMBER 6, 2005			
REVISED:			

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2005-1E-271-P

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 16' x 16' covered fixed pierhead attached to highland by a 4' x 268' walkway with a 10' x 30' floating dock to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 20' ramp. Catwalks, each 3' x 30', are to be constructed on each side of the fixed pierhead leading to 12' x 12' four-pile boat lifts to be located both in front of and behind the catwalks for a total of four (4) boat lifts. The purpose of this work is for the private recreational use of the future property owners of Units E5-E8 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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REGULATORY DIVISION

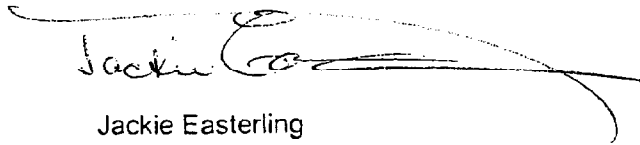
23 September 2005

Refer to: P/N #2005-1E-271-P
Island Point, LLC

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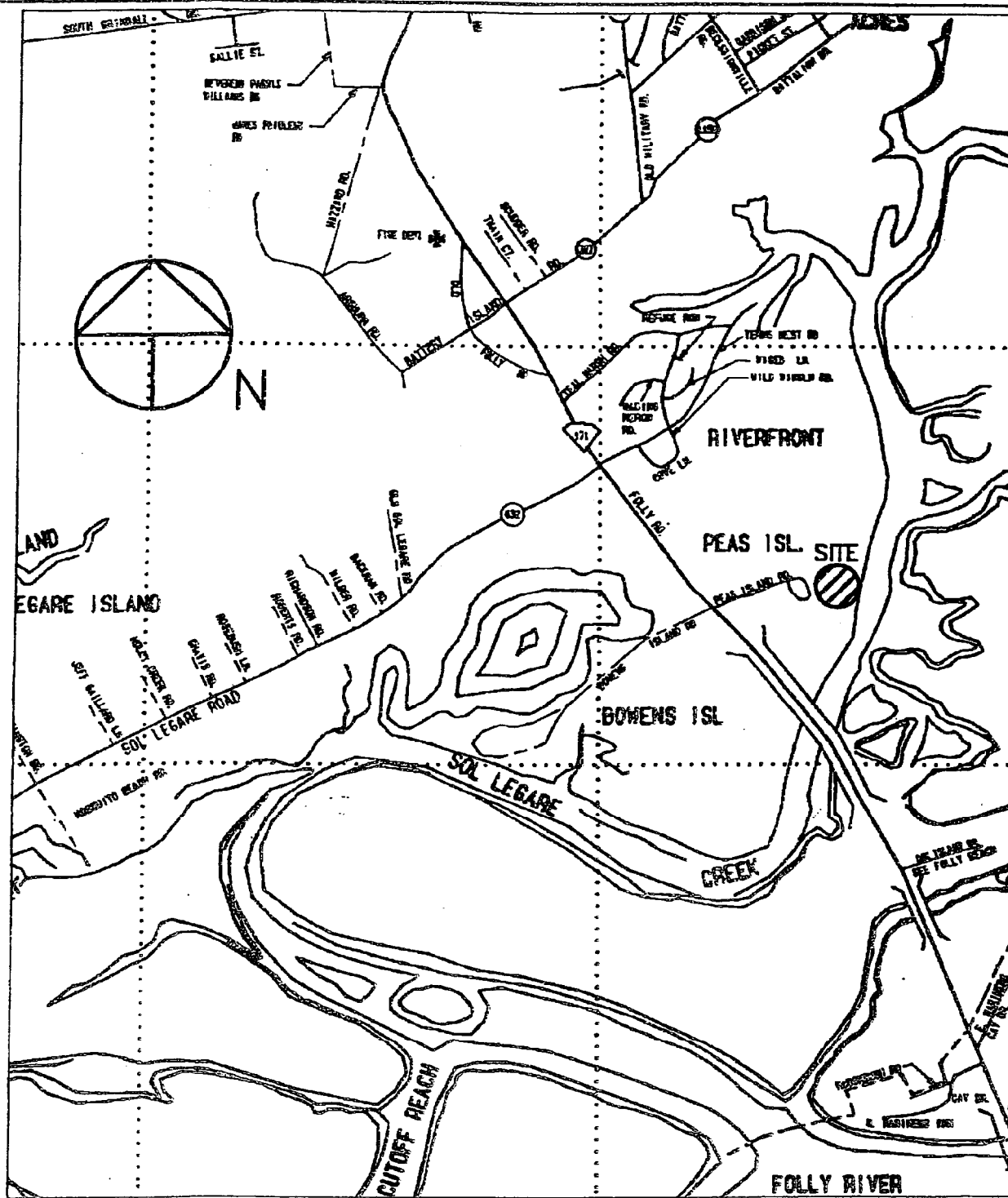
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If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

LOCATION
MAP

2005-1E-271

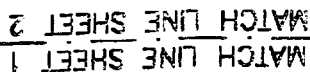
SHT. NO.

1 OF 6



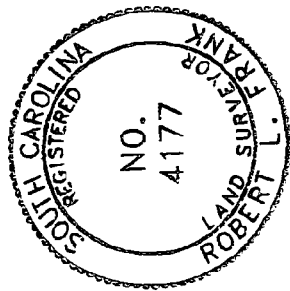
APPLICATION BY: ISLAND POINT, LLC	LOCATION	SHT. NAME	SHT. NO.
ADDRESS: PEAS ISLAND ROAD	PROPOSED JOINT USE DOCKS AT PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	JAMES ISLAND QUADRANGLE MAP	2 OF 6
DATE: SEPTEMBER 6, 2005		PROJECT LATITUDE/LONGITUDE: LATITUDE - 32°40'49.4" LONGITUDE - 79°56'58.2"	
REVISED:			

2005 10 071



6705

1 inch = 200 ft.



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC-OCRM ON 2/03/05.

GRAPHIC SCALE



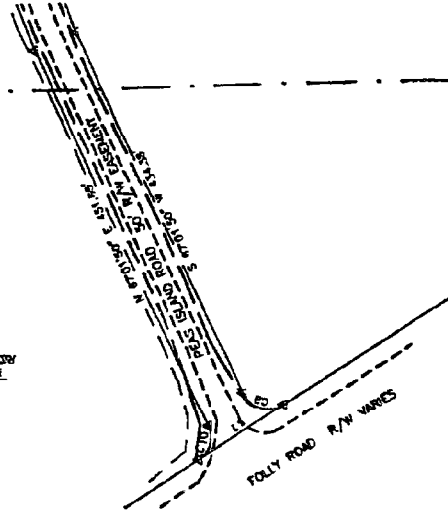
(IN FEET)

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L22	S 82°32'50" W	69.05'
L23	S 15°42'10" E	28.94'
L24	S 29°57'36" E	181.60'
L25	N 85°35'03" W	77.39'

MATCH LINE SHEET 1
MATCH LINE SHEET 2



SHT. NO.

SHT. NAME

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

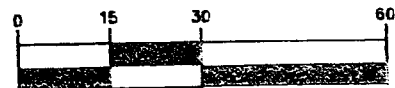
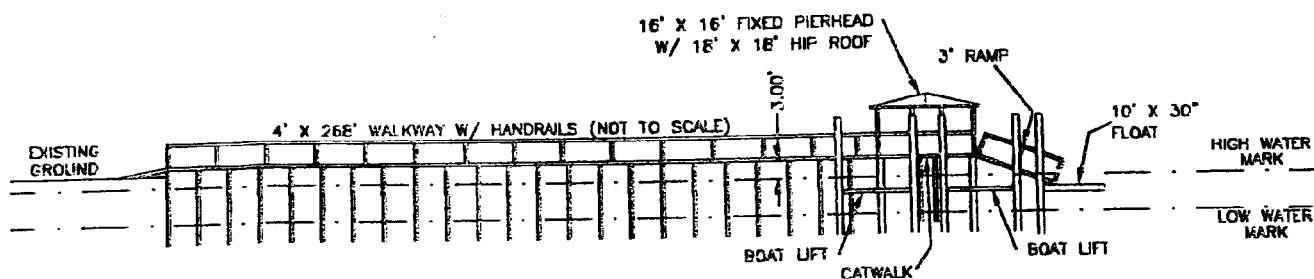
LOCATION

APPLICATION BY:
ISLAND POINTE, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

DOCK CORIDORS
MATCH SHEET 1 OF 2

4 OF 6

2005-1E-271



(IN FEET)

1 inch = 30 ft.

APPLICATION BY: ISLAND POINT, LLC	LOCATION PROPOSED JOINT USE DOCK FOR FOR UNITS E5-E8 OF PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME PLAN AND PROFILE 2005-1E-271	SHT. NO. 6 OF 6
ADDRESS: PEAS ISLAND ROAD			
DATE: SEPTEMBER 6, 2005			
REVISED:			

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N #2005-1E-272-P

23 September 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of removing an existing pierhead, ramp, and floating dock and disposed of in an approved upland disposal area. The applicant then proposes to construct a 4' x 15' extension to the existing 4' x 269' walkway. A 16' x 16' covered fixed pierhead is to be installed at the end of the fixed walkway with a 10' x 30' floating dock to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 20' ramp. Catwalks, each 3' x 30', are to be constructed on each side of the fixed pierhead leading to 12' x 12' four-pile boat lifts to be located both in front of and behind the catwalks for a total of four (4) boat lifts. The purpose of this work is for the private recreational use of the future property owners of Units E1-E4 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

REGULATORY DIVISION
Refer to: P/N #2005-1E-272-P
Island Point, LLC

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and

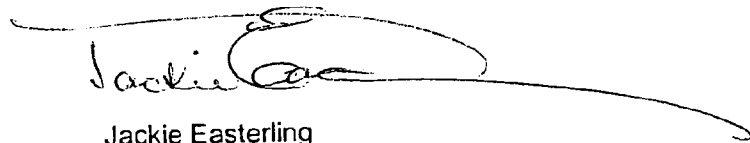
conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary
REGULATORY DIVISION
Refer to: P/N #2005-1E-272-P
Island Point, LLC

23 September 2005

to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

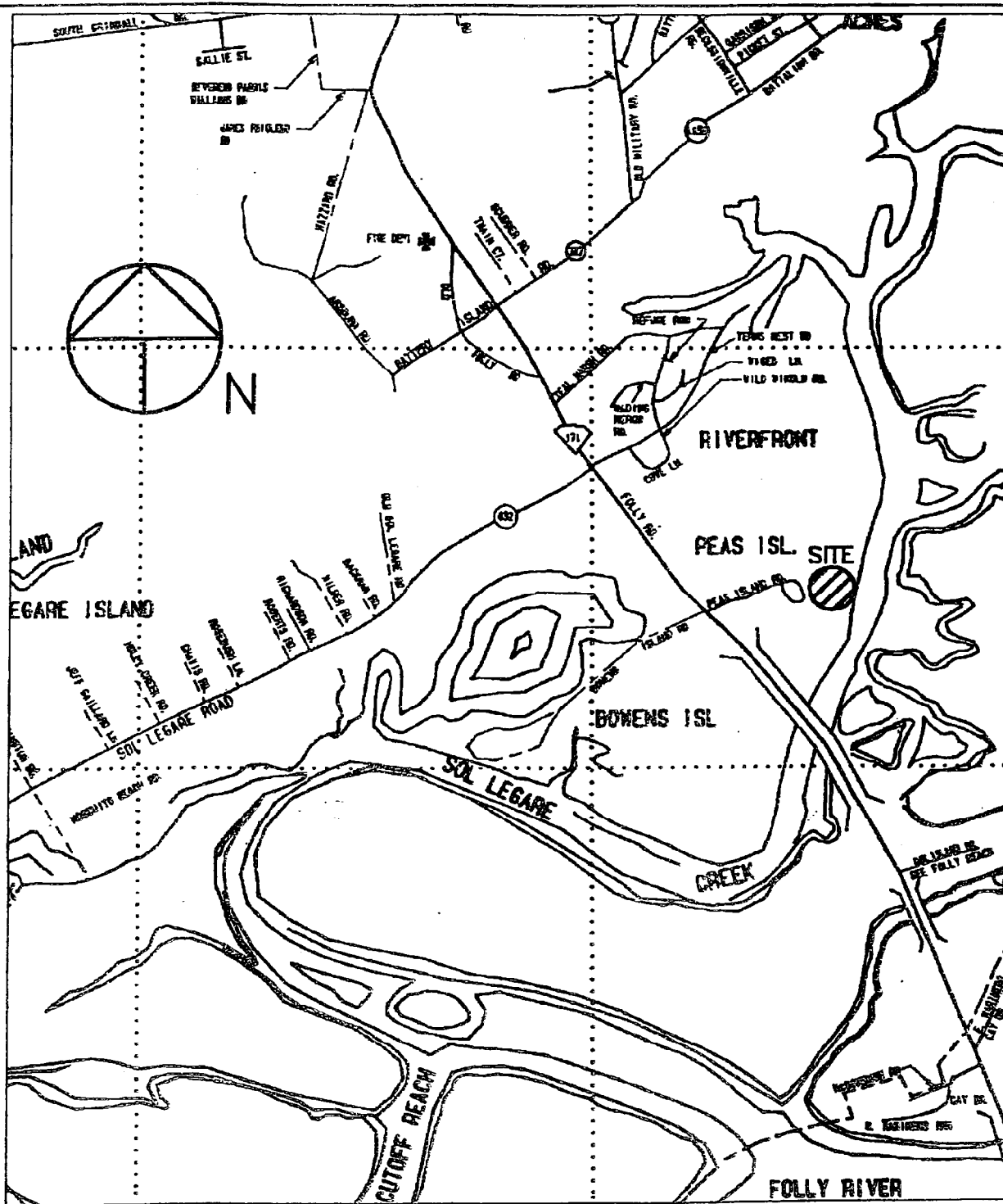
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at
843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

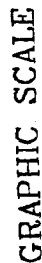
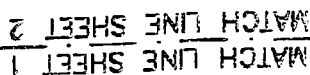
DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION
PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME
LOCATION
MAP
2005-1E-272

SHT. NO.
1 OF 6


$$1 \text{ inch} = 200 \text{ ft.}$$

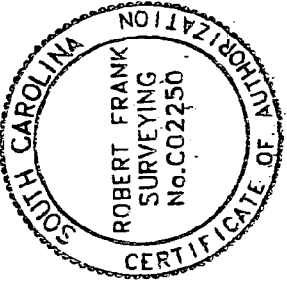
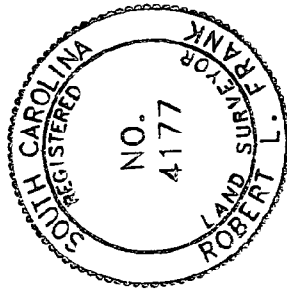
1. KNOW GRANT (TO THE SOUTH)
2. WATERFRONT POINT PARTNERS, LLC (TO THE NORTH)

REVISÉ:

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

DOCK CORIDORS
MATCH SHEET 2 OF 2

2015-1E-072



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC-OCRM ON 2/03/05.

GRAPHIC SCALE



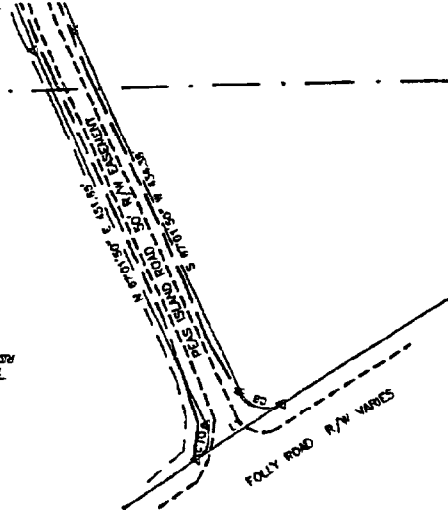
(IN FEET)

1 inch = 200 ft.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15°18'00"	N 74°40'50" E	195.75	1457.39	389.18	388.02
C2	49°33'56"	S 57°45'51" W	34.83	75.00	84.86	82.88
C3	69°57'48"	N 02°28'16" W	52.48	75.00	91.58	88.00
C4	19°19'05"	N 17°49'50" W	12.76	75.00	25.29	25.17
C5	98°13'00"	S 33°25'20" W	28.89	25.00	42.87	37.81
C6	89°16'53"	N 52°48'41" W	24.69	25.00	38.96	35.13
C7	120°00'00"	S 76°18'20" W	148.54	1407.39	295.98	295.45
C8	03°15'00"	S 68°39'20" W	39.93	1407.39	79.83	79.82
C9	88°55'17"	S 17°34'12" W	35.08	30.00	51.80	45.80
C10	81°04'43"	S 72°25'48" E	25.66	30.00	42.45	38.00

NUMBER	DIRECTION	DISTANCE
L1	N 31°53'27" W	111.35'
L2	N 82°19'50" E	54.13'
L3	N 82°19'50" E	117.14'
L4	N 06°17'55" W	8.22'
L5	N 82°19'50" E	111.15'
L6	N 07°11'56" W	21.58'
L7	S 86°35'02" E	19.68'
L8	N 76°38'26" E	201.53'
L9	N 81°10'19" E	170.91'
L10	S 29°30'25" E	82.41'
L11	S 03°03'48" W	120.83'
L12	S 47°25'05" W	131.50'
L13	S 21°41'41" W	116.10'
L14	S 05°02'13" W	119.70'
L15	S 84°41'28" W	232.16'
L16	N 58°15'27" W	102.85'
L17	N 41°00'43" W	142.10'
L18	N 06°12'23" W	88.22'
L19	N 82°19'50" E	81.83'
L20	N 82°19'50" E	93.25'
L21	S 82°32'50" W	69.05'
L22	S 82°32'50" W	69.05'
L23	S 15°42'10" E	28.94'
L24	S 28°57'38" E	191.60'
L25	N 85°35'03" W	77.35'

MATCH LINE SHEET 1
MATCH LINE SHEET 2



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT

PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

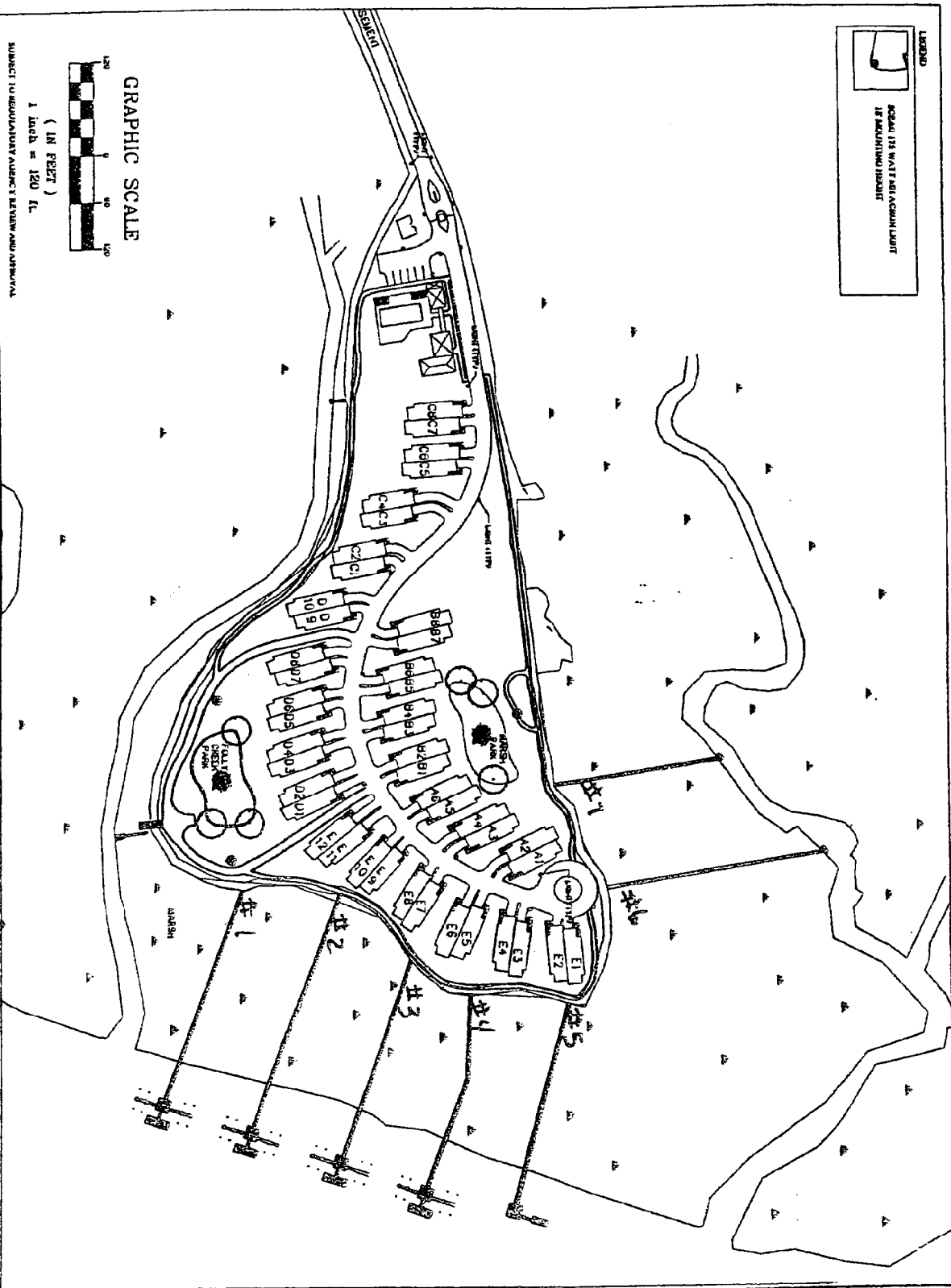
SHT. NAME

DOCK CORRIDORS
MATCH SHEET 1 OF 2

SHT. NO.

4 OF 6

2005-10-27



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: _____

REVISED: _____

PRELIMINARY LIGHTING PLAN

FALMETTO POINTE AT PEAS ISLAND
TOWN OF FOLLY BEACH, SOUTH CAROLINA

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NO.

5 OF 6

2005-1E-272

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N #2005-1E-273-P

23 September 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in a tributary to the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 10' x 12' fixed pierhead attached to highland by a 4' x 274' walkway. The purpose of this work is for the private recreational use of the future property owners of Units A1-A4 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

REGULATORY DIVISION
Refer to: P/N #2005-1E-273-P
Island Point, LLC

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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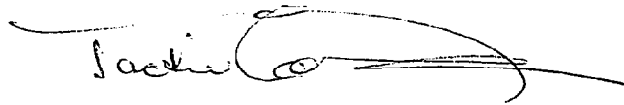
REGULATORY DIVISION
Refer to: P/N #2005-1E-273-P
Island Point, LLC

23 September 2005

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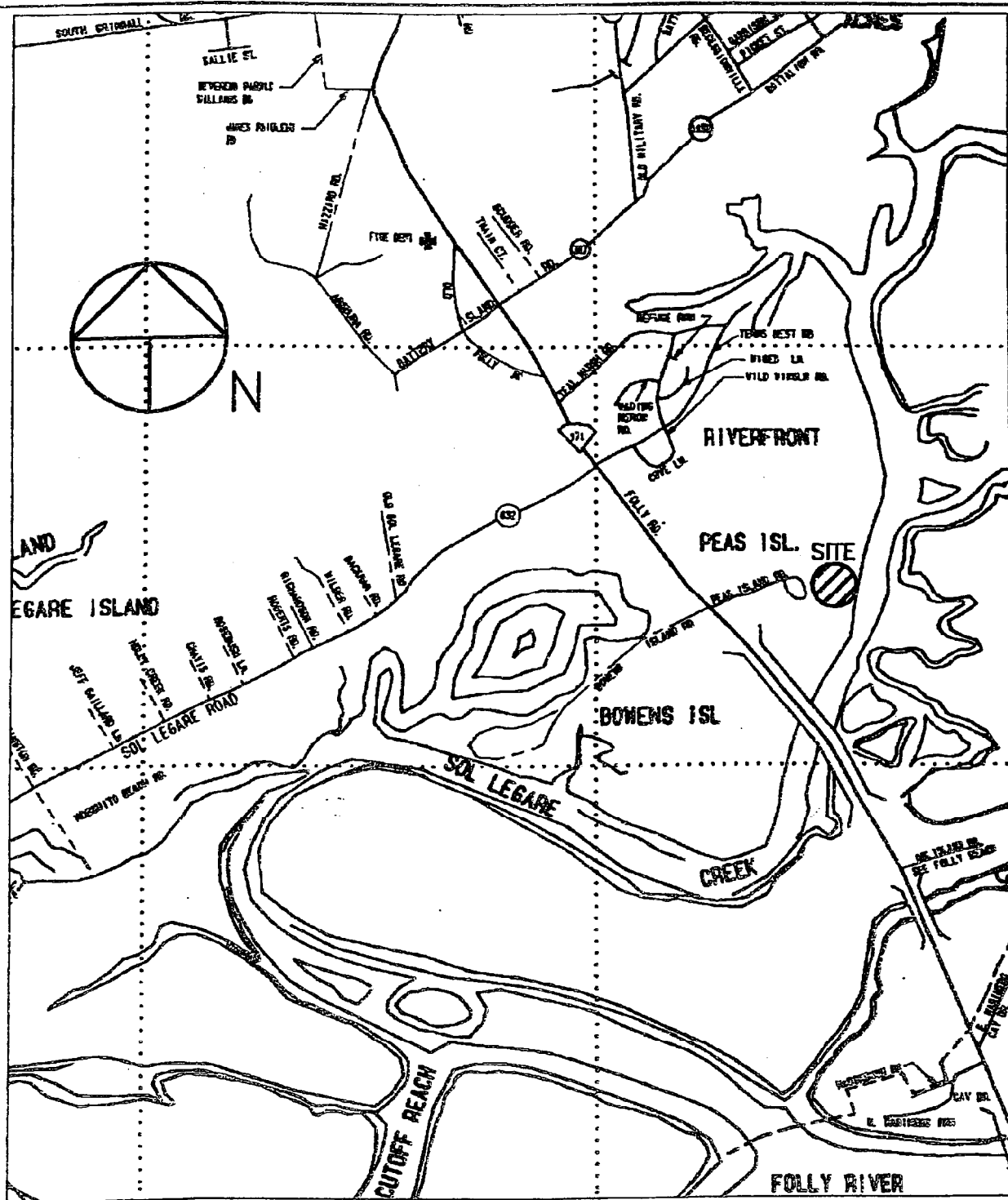
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read "Jackie", followed by a long, sweeping horizontal line that extends to the right.

Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

LOCATION
MAP

2005-1E-273

SHT. NO.

1 OF 6

MATCH LINE SHEET 1
MATCH LINE SHEET 2

ADJOINING PROPERTY OWNERS:
1. KNOW GRANT (TO THE SOUTH)
2. WATERFRONT POINT PARTNERS,

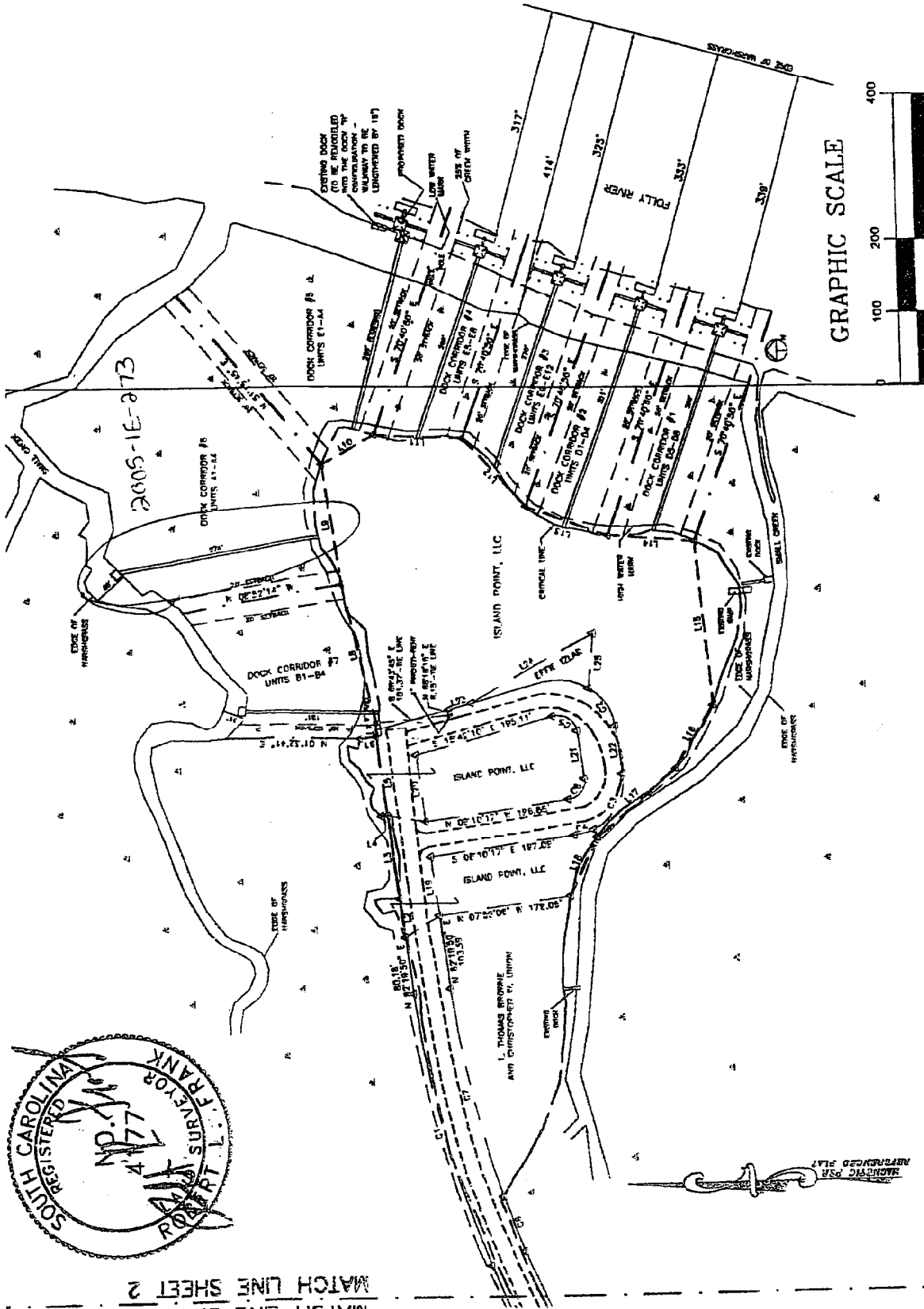
APPLICATION BY:
SLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 14, 2005
REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NO.	SHT. NAME
----------	-----------

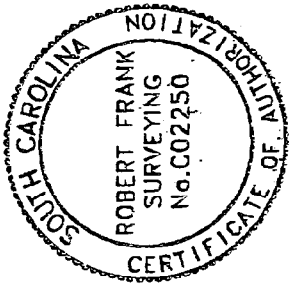
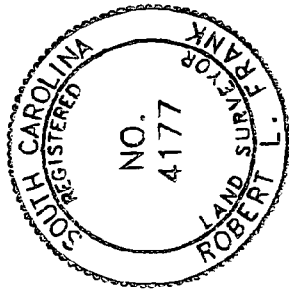
DOCK CORIDORS
MATCH SHEET 2 OF 2
2005-1E-273



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.





NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC-OCRM ON 2/03/05.

GRAPHIC SCALE



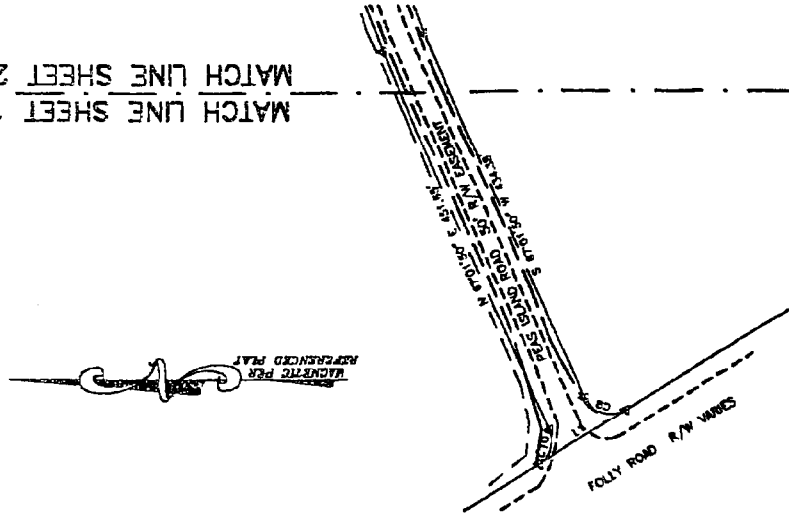
(IN FEET)

1 inch = 200 ft.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
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C3	89°57'48"	N 82°28'18" W	52.48	75.00	81.58	88.00
C4	19°19'05"	N 17°49'50" W	12.76	75.00	25.29	25.17
C5	98°15'00"	S 33°25'20" W	28.89	25.00	42.87	37.81
C6	89°16'53"	N 52°48'44" W	24.69	25.00	38.98	35.13
C7	12°03'00"	S 76°18'20" W	148.54	1407.39	295.99	295.45
C8	03°13'00"	S 88°39'20" W	39.93	1407.39	79.83	79.82
C9	98°55'17"	S 17°34'12" W	35.08	30.00	51.80	45.80
C10	81°04'43"	S 72°25'48" E	25.68	30.00	42.45	39.00

MATCH LINE SHEET 1
MATCH LINE SHEET 2

NUMBER	DIRECTION	DISTANCE
L1	N 31°53'27" W	111.35'
L2	N 82°19'50" E	54.13'
L3	N 82°19'50" E	117.14'
L4	N 08°17'55" W	8.22'
L5	N 82°19'50" E	111.15'
L6	N 07°11'56" W	21.58'
L7	S 88°35'03" E	19.66'
L8	N 76°38'28" E	201.53'
L9	N 81°10'19" E	170.91'
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L11	S 03°03'48" W	120.83'
L12	S 47°25'05" W	131.50'
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L14	S 05°02'13" W	119.70'
L15	S 84°41'28" W	232.16'
L16	N 59°15'27" W	102.85'
L17	N 41°00'43" W	142.10'
L18	N 06°12'23" W	86.22'
L19	N 82°19'50" E	81.63'
L20	N 82°19'50" E	93.26'
L21	S 87°32'50" W	89.05'
L22	S 82°32'50" W	89.05'
L23	S 15°42'10" E	28.94'
L24	S 29°57'38" E	181.80'
L25	N 85°35'03" W	77.39'



APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE: SEPTEMBER 6, 2005
REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

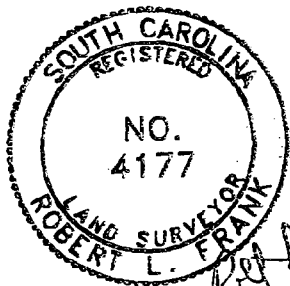
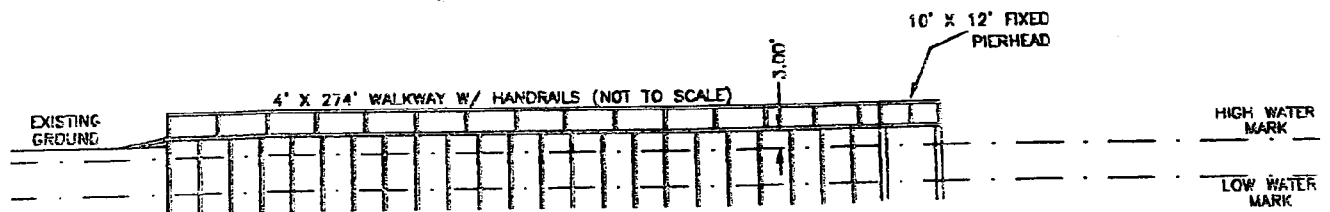
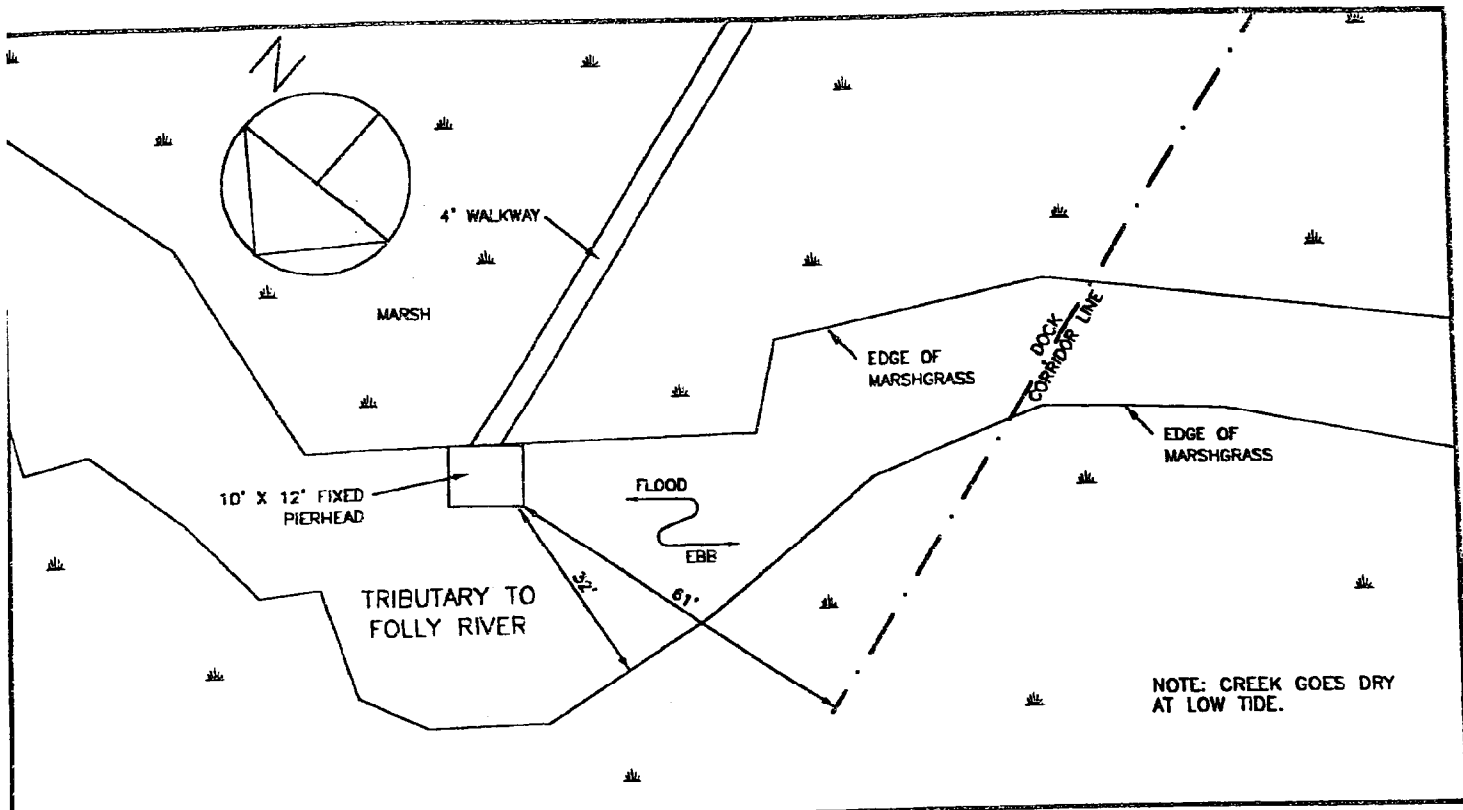
SHT. NAME

DOCK CORRIDORS
MATCH SHEET 1 OF 2

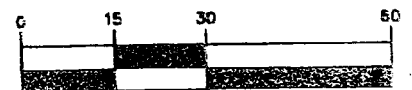
SHT. NO.

4 OF 6

2005-10-273



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

APPLICATION BY: ISLAND POINT, LLC ADDRESS: PEAS ISLAND ROAD DATE: SEPTEMBER 6, 2005 REVISED:	LOCATION PROPOSED JOINT USE DOCK FOR FOR UNITS A1-A4 OF PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME PLAN AND PROFILE 2005-1E-273	SHT. NO. 6 OF 6
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JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2005-1E-274-P

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

ISLAND POINT, LLC
P. O. BOX 943
FOLLY BEACH, SOUTH CAROLINA 29439

for a permit to construct a dock structure in a tributary to the

FOLLY RIVER

at the proposed Palmetto Pointe Development on Peas Island, Folly Beach, Charleston County, South Carolina.
(Latitude – 32.68056; Longitude – 79.94963)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 11 OCTOBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 10' x 12' fixed pierhead attached to highland by a 4' x 181' walkway. The purpose of this work is for the private recreational use of the future property owners of Units B1-B4 at the proposed Palmetto Pointe Development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

REGULATORY DIVISION
Refer to: P/N #2005-1E-274-P
Island Point, LLC

23 September 2005

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary

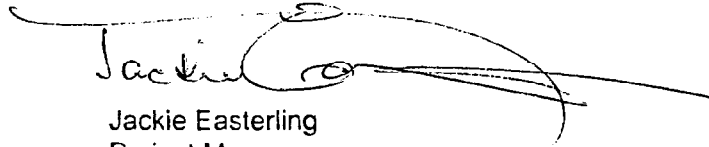
REGULATORY DIVISION
Refer to: P/N #2005-1E-274-P
Island Point, LLC

23 September 2005

to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

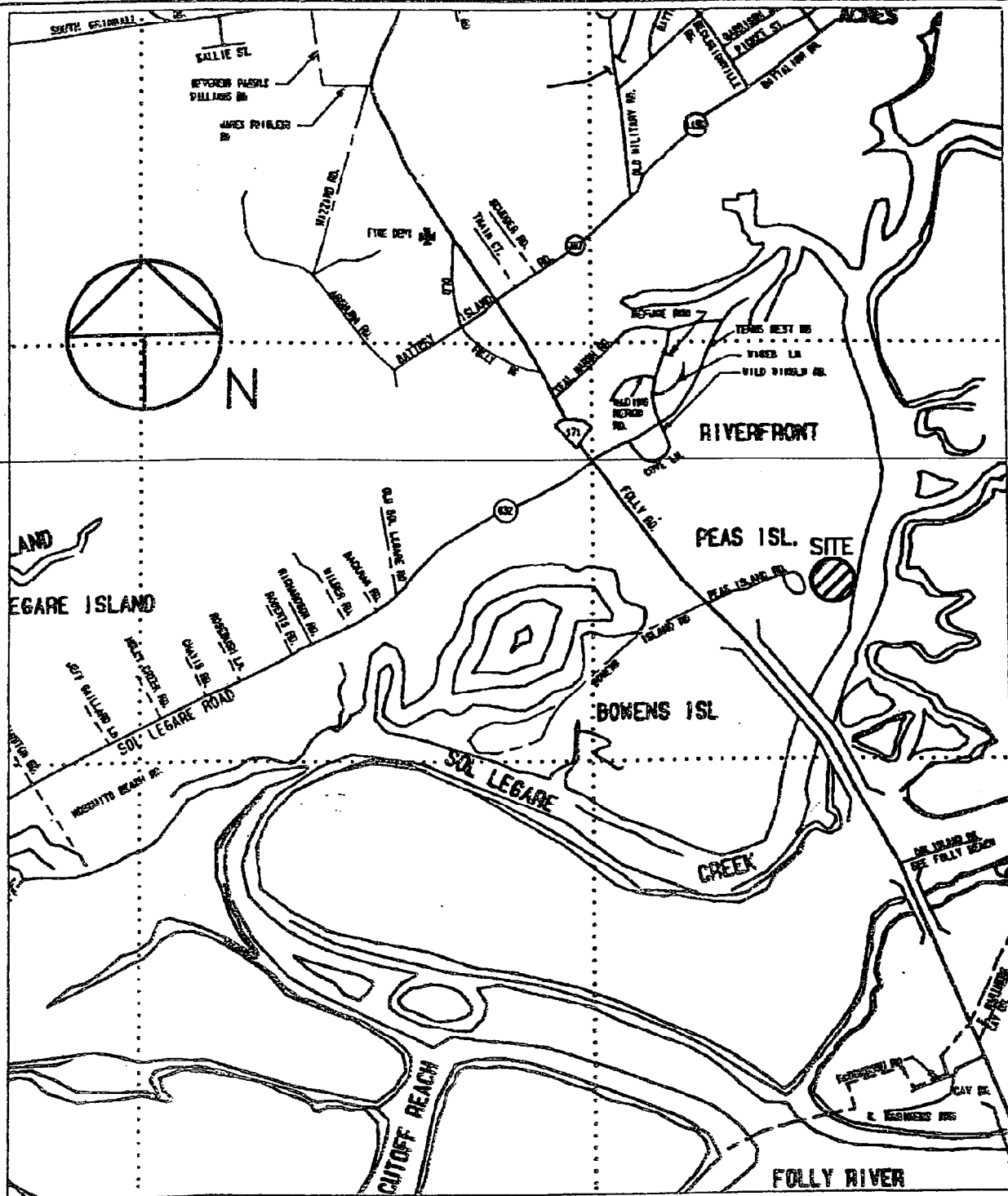
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at
843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read "Jackie Easterling", with a long horizontal flourish extending to the right.

Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Melissa Rada,
Project Manager
DHEC/OCRM



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

LOCATION
MAP

2005-1E-274

SHT. NO.

1 OF 6



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 8, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NAME

JAMES ISLAND
QUADRANGLE MAP

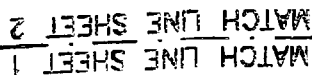
PROJECT LATITUDE/LONGITUDE:

LATITUDE - 32°40'49.4"

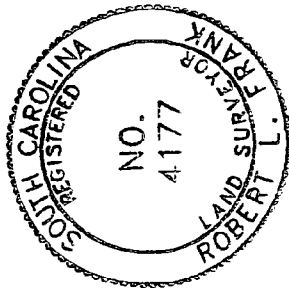
LONGITUDE - 79°56'58.2"

SHT. NO.

2 OF 6


$$1 \text{ inch} = 200 \text{ ft.}$$

2005-1E-274



NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Robert L. Frank

ROBERT L. FRANK RLS #4177

NOTES: 1. THIS SURVEY IS FOR DOCK PERMITTING ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THIS PROPERTY.
2. CRITICAL LINE PER PLAT BY CONNOR ENG. DATED 2/01/05 AND APPROVED BY DHEC-OCRM ON 2/03/05.

GRAPHIC SCALE



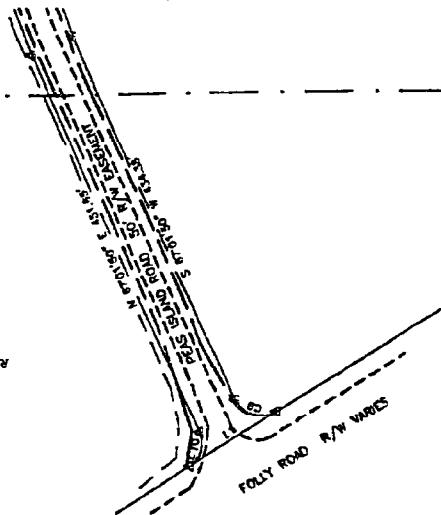
(IN FEET)

1 inch = 200 ft.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15°18'00"	N 74°40'50" E	195.75	1457.39	389.18	388.02
C2	49°33'56"	S 57°15'50" W	34.63	75.00	84.88	82.88
C3	89°37'48"	N 82°28'16" W	52.48	75.00	91.58	86.00
C4	19°19'05"	N 17°49'50" W	12.76	75.00	25.28	25.17
C5	85°15'00"	S 33°25'20" W	20.88	25.00	42.87	37.81
C6	85°16'53"	N 52°48'44" W	24.69	25.00	38.94	35.13
C7	12°03'00"	S 76°18'20" W	148.54	1407.39	295.59	295.45
C8	03°15'00"	S 68°39'20" W	39.33	1407.39	79.83	79.82
C9	86°55'17"	S 17°34'12" W	39.08	30.00	51.80	45.60
C10	81°04'43"	S 72°25'48" E	25.86	30.00	42.45	39.00

MATCH LINE SHEET 1
MATCH LINE SHEET 2

NUMBER	DIRECTION	DISTANCE
L1	N 31°53'27" W	111.35'
L2	N 82°19'56" E	54.13'
L3	N 82°19'50" E	117.14'
L4	N 08°17'55" W	8.22'
L5	N 82°18'50" E	111.15'
L6	N 07°11'56" W	21.58'
L7	S 86°35'02" E	19.66'
L8	N 76°38'26" E	201.53'
L9	N 81°10'19" E	170.91'
L10	S 29°30'25" E	82.41'
L11	S 03°03'46" W	120.83'
L12	S 47°25'05" W	131.50'
L13	S 21°41'41" W	116.10'
L14	S 05°02'13" W	119.70'
L15	S 84°41'28" W	232.16'
L16	N 58°15'27" W	102.85'
L17	N 41°00'43" W	142.10'
L18	N 68°12'23" W	88.23'
L19	N 82°19'50" E	81.83'
L20	N 82°19'50" E	93.26'
L21	S 82°32'50" W	69.05'
L22	S 82°32'50" W	69.05'
L23	S 15°42'10" E	29.94'
L24	S 29°37'38" E	181.80'
L25	N 85°35'03" W	77.39'



APPLICATION BY:
ISLAND POINT, LLC

ADDRESS: PEAS ISLAND ROAD

DATE: SEPTEMBER 6, 2005

REVISED:

LOCATION

PROPOSED JOINT USE
DOCKS 5 AT

PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

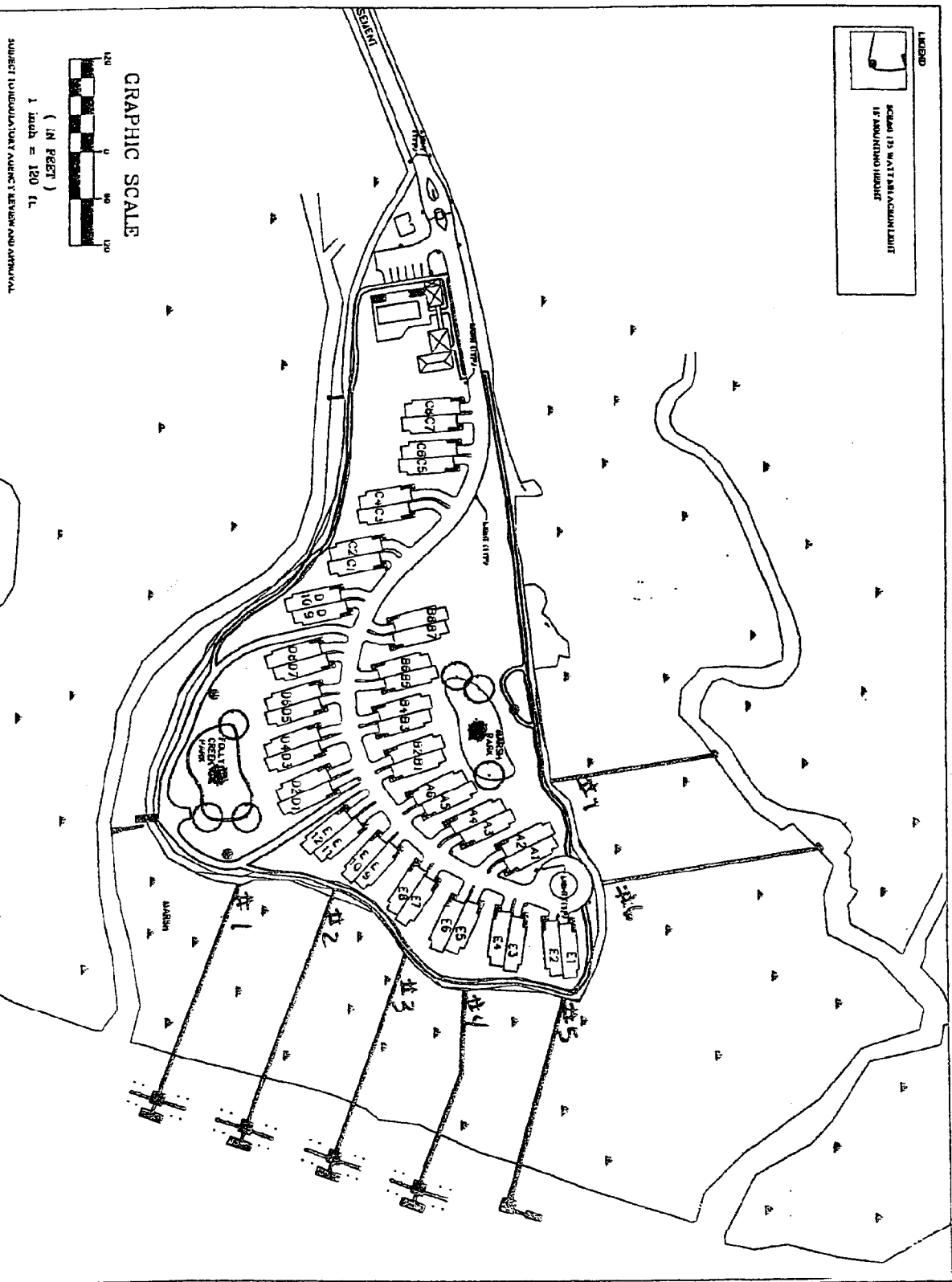
SHT. NAME

DOCK CORRIDORS
MATCH SHEET 1 OF 2

SHT. NO.

14 OF 16

2005-1E-274



GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.
SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

LEGEND
SCALE IS WATER ACCUMULATION
IF ASSUMED 10000

APPLICATION BY:
ISLAND POINT, LLC
ADDRESS: PEAS ISLAND ROAD
DATE:
REVISED:

PRELIMINARY LIGHTING PLAN
PALMETTO POINTE AT PEAS ISLAND
TOWN OF FOLLY BEACH, SOUTH CAROLINA

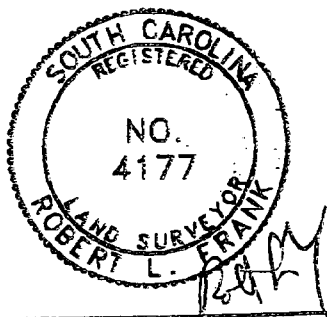
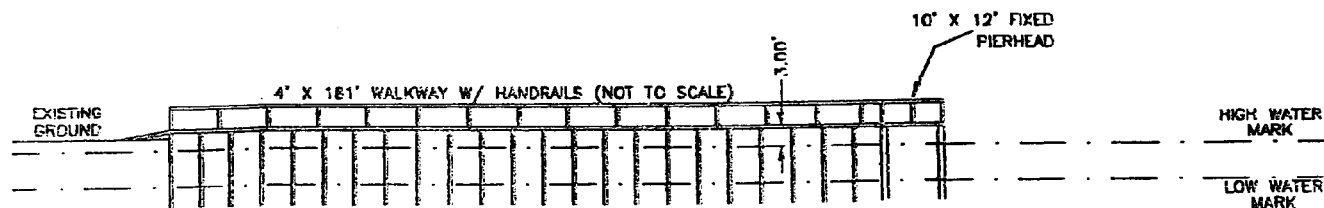
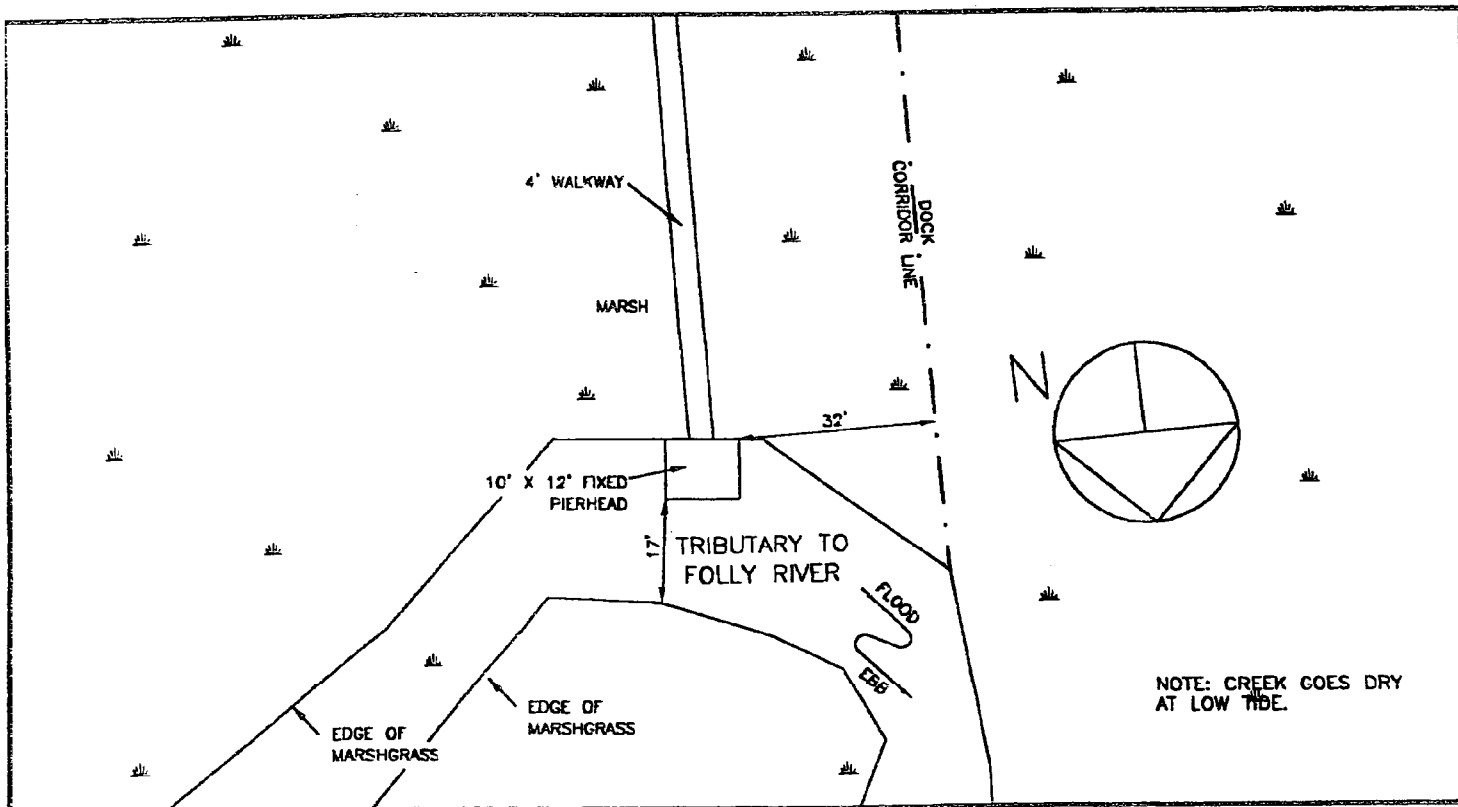
LOCATION

PROPOSED JOINT USE
DOCKS AT
PALMETTO POINTE AT PEAS ISLAND
THE TOWN OF FOLLY BEACH
CHARLESTON COUNTY
SOUTH CAROLINA

SHT. NO.

5 OF 6

2005-1E-274



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

<p>APPLICATION BY: ISLAND POINT, LLC</p> <p>ADDRESS: PEAS ISLAND ROAD</p> <p>DATE: SEPTEMBER 6, 2005</p> <p>REVISED:</p>	<p>LOCATION:</p> <p>PROPOSED JOINT USE DOCK FOR FOR UNITS B1-B4 OF PALMETTO POINTE AT PEAS ISLAND THE TOWN OF FOLLY BEACH CHARLESTON COUNTY SOUTH CAROLINA</p>	<p>SHT. NAME</p> <p>PLAN AND PROFILE</p> <p>2005-1E-274</p>	<p>SHT. NO.</p> <p>600F 6</p>
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